



To Let/
May Sell

Car Showroom and Premises

12,795 SQ FT (1,188.66 SQ M) - SITE AREA OF 1.18 ACRES (0.48 HECTARES)

📍 152 COUNTY ROAD, ORMSKIRK, L39 1NW

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Highly prominent modern car showroom facility, capable of 3 brands
- 145 display spaces, plus 11 service bays
- Building extending to 12,795 sq ft
- Site area of 1.18 acres (0.48 hectares)
- Mix of workshop, office and showroom accommodation
- May suit a number of uses - STPP
- Modern and well presented high specification accommodation
- Redevelopment potential - subject to planning permission
- May split, subject to covenant strength
- 20,000 traffic movements per day
- Rental - £180,000 per annum exclusive
- May Sell - Price on Application



LOCATION

The property occupies a prominent position on the A59 County Road, approximately 0.5 miles (0.8 km) west of Ormskirk Town Centre. The property benefits from excellent visibility and accessibility within an established commercial location, surrounded by a mix of trade, showroom, business and retail occupiers, with a wide range of amenities and public transport links nearby. The property is also well connected to the wider West Lancashire area, with Skelmersdale Town Centre located approximately 5 miles (8 km) to the north-east.

The surrounding area comprises a mix of commercial and residential uses, providing a strong local catchment and convenient access to nearby employment, retail and leisure facilities.

DESCRIPTION

The property occupies a regular-shaped site with extensive frontage to County Road and comprises a modern detached automotive showroom and service facility of steel portal frame construction. The accommodation includes workshop facilities, valet bays, and a substantial forecourt, extending to approximately 12,795 sq ft. The building benefits from extensive rooftop solar panelling, enhancing the property's sustainability credentials and energy efficiency.

The showroom accommodation is arranged across three distinct brand showrooms, together with a central service reception area, and is finished to a high specification throughout. Dedicated valet facilities are positioned to the rear of the site adjacent to the service workshop accommodation.

Extending to approximately 1.18 acres (0.48 hectares), the site provides an extensive display and parking area capable of accommodating in excess of 150 vehicles. The property is attractively landscaped and prominently positioned, offering excellent visibility and accessibility from County Road.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Showroom Accommodation	1,188.66	12,795

LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

Rental - £180,000 per annum exclusive.

MAY SELL

Price on Application.

VAT

VAT is applicable and will be charged at the prevailing rate.

USE/PLANNING

The site is currently occupied by a car dealership, which is Sui Generis (without use class). The site may offer development potential. **It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (West Lancashire Borough Council).**

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £113,000, with effect from 1st April 2026. **Interested parties are advised to make their own enquiries with West Lancashire Borough Council to clarify the rates payable for the property.**

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on request.

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction

DECLARATION OF PERSONAL INTEREST

In accordance with Section 21 of the Estate Agents Act 1979, Turner Westwell Commercial Agents disclose that there is a personal interest from two of the Directors of the company in the subject property (Owners).

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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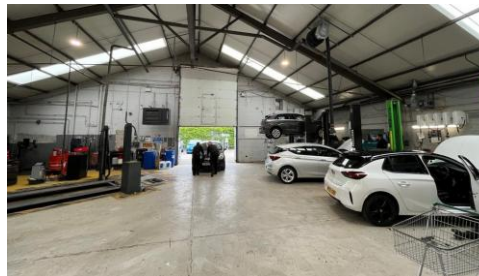
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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.