

MODERN SINGLE LET CAR DEALERSHIP INVESTMENT

MOTUS GROUP, CLAYCLIFFE ROAD, BARNSELEY S75 1LR

Motus 



PK3
AGENCY

INVESTMENT SUMMARY

- » Modern single let dealership investment in Barnsley, South Yorkshire
- » Barnsley has a population of in excess of 250,000 and sits within the Yorkshire and Humber region, forming part of the wider South Yorkshire metropolitan area
- » The town is located approximately 17 miles south of Leeds, 16 miles north of Sheffield and 170 miles north of London
- » Barnsley recently named the UK's first government backed 'Tech Town'
- » Excellent access to M1 Motorway at Junctions 37 and 38 (3 miles distant)
- » Two modern car dealership buildings
- » Total gross internal floor area of 18,838 sq ft

- » Total site area of 2.2 acres providing a low site cover of 15%
- » Let to Motus Group (UK) Limited
- » Lease recently regeared to provide a new 10 year term
- » Initial rent of £190,000 per annum (£10.08 psf)
- » Rent to be reviewed 5 yearly in line with RPI annually compounded (1-3% cap and collar)
- » Tenant only break clause on the fifth anniversary of the term
- » Demonstrable future redevelopment potential
- » Freehold



OFFERS IN EXCESS OF
£2,305,000 (STC)



7.75%
NET INITIAL YIELD



9.00%
REVERSIONARY YIELD*

*assumes RPI growth of 3.00% per annum.



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LOCATION

Barnsley is a large South Yorkshire town with a population of in excess of 250,000 across the wider borough, located approximately 17 miles south of Leeds, 16 miles north of Sheffield, and around 170 miles north of London.

The area benefits from excellent road communications, with good access to the M1 motorway in the west and the A1 (M) Motorway in the east.

In terms of public transport, Barnsley Interchange provides direct rail services operated by Northern Trains, with frequent connections across the Yorkshire region. Nearby Sheffield and Leeds are served by 3 trains per hour with journey times of 21 minutes and 30 minutes respectively.

Barnsley is a growth town and the town centre has been transformed by regeneration schemes to be one of the fastest growing economic hubs in the north, while established business parks along the M1 corridor continue to attract national occupiers including ASOS, Premier Foods, M&S, Evri as well as others.

The town has recently been named the UK's first government backed 'Tech Town' in February 2026, serving as a national trailblazer for integrating artificial intelligence (AI) and digital technology into everyday public services, education, and local business.



LOCATIONS

M1 J37	3.25 MILES	5 MINS
M1 J38	3 MILES	5 MINS
BARNSELY	2 MILES	5 MINS
HUDDERSFIELD	13 MILES	30 MINS
DONCASTER	17 MILES	40 MINS
LEEDS	17 MILES	21 MINS
SHEFFIELD	16 MILES	30 MINS



**>> BARNSELY RECENTLY
NAMED THE UK'S FIRST
'TECH TOWN'**



**>> LESS THAN 1 MILE TO
BARNSELY WEST (MU1)
REGENERATION AREA**



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BARNSELY TOWN CENTRE

M1 J37

NAYLOR
CONCRETE

ZENITH BUSINESS PARK

Vertu Toyota



PERRY'S
Even better

BARNSELY WEST
MAJOR DEVELOPMENT AND
MIXED-USE REGENERATION AREA

A635

AMCO-GIFFEN

SOUTH YORKSHIRE
INDUSTRIAL ESTATE

CLAYCLIFFE BUSINESS PARK

BARUGH GREEN RD

A637

SUBJECT
PROPERTY

BRC MANUFACTURING

KMS

CLAYCLIFFE ROAD

BAPP INDUSTRIAL SUPPLIES

A637

THE SURROUNDING
AREA COMPRISES A
MIX OF SIMILAR CAR
DEALERSHIPS, LIGHT
INDUSTRIAL USES AND
ESTABLISHED FAMILY
HOUSING STOCK



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DESCRIPTION

The property comprises a modern car showroom premises across two buildings on a large site of 2.2 acres.

The Nissan building is of steel portal frame construction beneath a pitched metal profile roof and part glazed elevations. The unit comprises dedicated showroom with ancillary offices and a 6 bay workshop to the rear. The Peugeot building provides further showroom area with ancillary offices.

Externally there is extensive parking and vehicle storage across a tarmac surfaced yard area with large frontage onto Claycliffe Road.



MODERN CAR SHOWROOM
PREMISES ACROSS TWO BUILDINGS



STEEL PORTAL
FRAME CONSTRUCTION



EAVES HEIGHT OF 6M



122M FRONTAGE TO
CLAYCLIFFE ROAD (A637)



CAR PARKING FOR
230+ VEHICLES



2.2 ACRE SITE



LOW SITE COVER OF 15%



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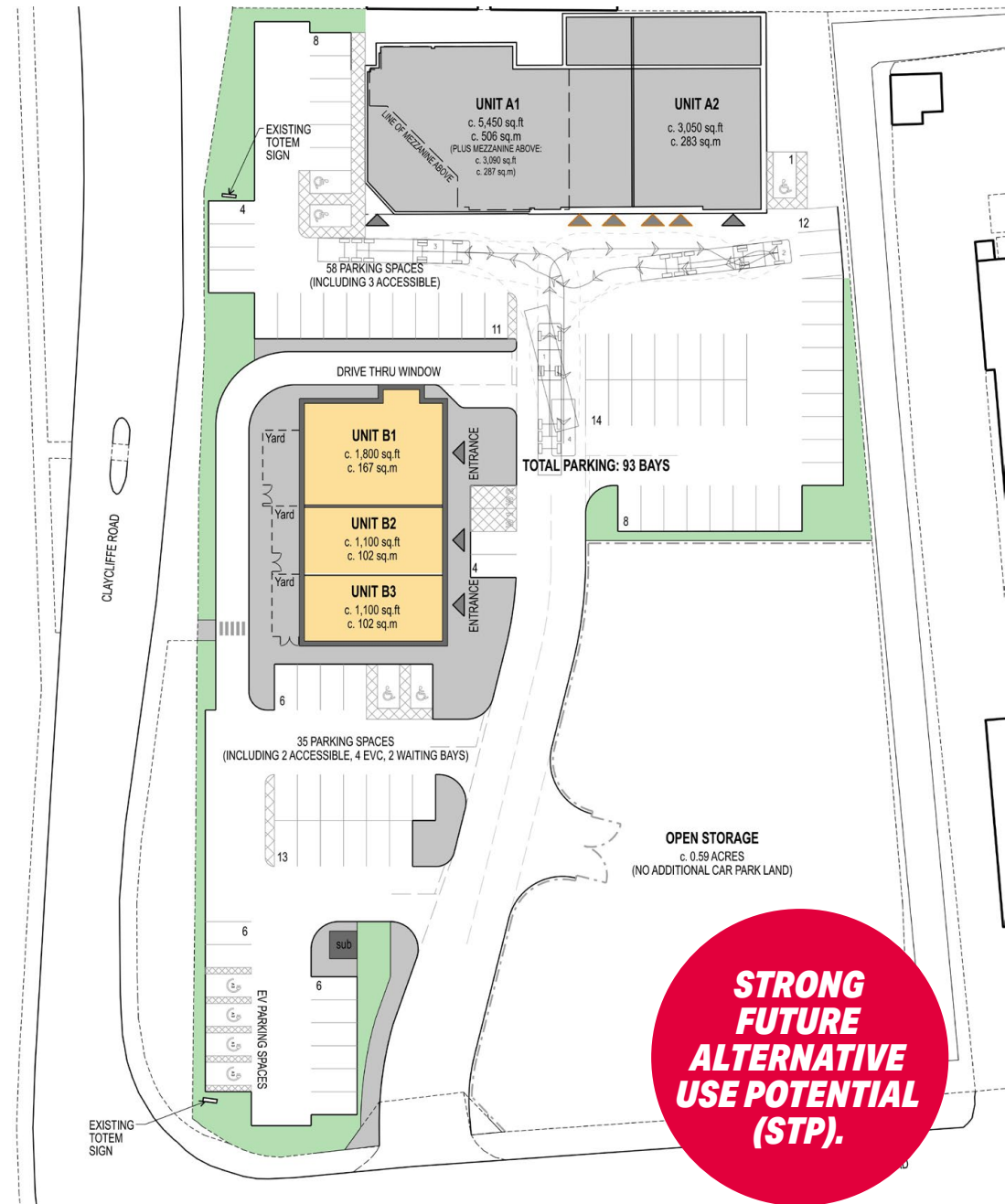
REDEVELOPMENT POTENTIAL

Prior to Motus regearing terms on the existing dealership use, the site attracted strong interest from a range of national roadside and trade counter operators for redevelopment, with terms agreed to several national roadside occupiers reflecting the strength of underlying demand for the pitch.

While Motus ultimately elected to remain in occupation pursuant to its rights under the Landlord & Tenant Act 1954, this prior interest underlines the site's strong alternative use credentials and provides a purchaser with a clear indication of the redevelopment upside that may be available at lease expiry or through active management, subject to obtaining vacant possession and the necessary planning consents.



ALTERNATIVE USE POTENTIAL CONFIGURATION



**STRONG
FUTURE
ALTERNATIVE
USE POTENTIAL
(STP).**



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ACCOMMODATION

UNIT	DESCRIPTION	SQ M	SQ FT
PEUGEOT	GROUND FLOOR	538.9	5,801
PEUGEOT SUB TOTAL		538.9	5,801
	GROUND FLOOR	811.74	8,737
CHERY / NISSAN	MEZZANINE	57.89	623
	FIRST FLOOR	288.71	3,108
CHERY / NISSAN SUB TOTAL		1,158.3	12,468
OUTBUILDINGS		52.8	569
BUILDINGS TOTAL		1,750.1	18,838

TENANCY

Tenant	Motus Group (UK) Limited
Lease Commencement	25th October 2026
Rent Incentive	6 months rent free (topped up by the vendor)
Lease Expiry	24th October 2036
Repair	Fully repairing and insuring (subject to SOC)
Break Clause	24th October 2031
Rent Reviews	25th October 2031
Rent Review Mechanism	RPI annually compounded (1-3% cap and collar)
Rent (per annum)	£190,000
Rent (psf)	£10.08
LTA Act 1954	Inside

TENURE

Freehold (SYK23014).

EPC

A+

A

B

C

D

E

F

G

THIS IS HOW ENERGY EFFICIENT THIS BUILDING IS

LOW SITE COVER OF JUST 15%



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Motus Group (UK) Limited is a leading provider of automotive mobility solutions and vehicle products and services, operating a network of commercial and passenger vehicle dealerships, workshops and ancillary businesses across the United Kingdom.

The company is the UK's largest independent commercial vehicle dealer group and ranks among the Top 15 of all UK automotive dealer groups, with long-standing importer and retail partnerships representing brands including Peugeot, Nissan, BYD, Kia, Ford and Vauxhall.

The business continues to invest in its network and brand portfolio, having added the Chery franchise in September 2025.

A summary of the latest set of accounts is provided below:

MOTUS GROUP (UK) LIMITED	30/06/2025	30/06/2024	30/06/2023
TURNOVER	£1,136,081,000	£1,402,564,000	£1,278,875,000
PROFIT BEFORE TAX	£15,322,000	£14,444,000	£15,810,000
NET ASSETS	£54,986,000	£50,954,000	£51,674,000

Chery's three British brands held close to 8% of UK registrations in July, up from 3% a year earlier, on SMMT figures.

The Chery badge alone passed 29,000 cars in its first year, and sister brand Jaecoo's 7 SUV has found nearly 53,000 buyers since late 2024, topping the UK sales chart outright in March.

July registration data ranked the Chery group the eleventh-largest carmaker in Europe, with sales up 201.7%.



PROPOSAL

We are instructed to seek offers in excess of

£2,305,000 (STC)

A purchase at this level reflects the following yield profile after deducting standard purchaser's costs of 6.34%.



7.75%
NET INITIAL YIELD



9.00%
REVERSIONARY YIELD*

*assumes RPI growth of 3.00% per annum.

Dataroom

A dataroom has been set up and provides the following details:

- Accounts
- Tenancy documents
- Title (Plan & Register) documents
- EPCs
- Compliance reports
- Supporting information

Capital Allowances

There are no unclaimed Capital Allowances available with the property.

VAT

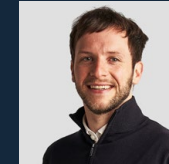
The property is elected for VAT. It is anticipated that the sale will be dealt with as a transfer of a going concern.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

FURTHER INFO

For further information or to arrange an inspection, please contact:



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AGENCY

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