

Lock up Garage Investment For Sale

12 Sun Street
Lancaster LA1 1EW
Tel: 01524 542717
Fax: 01524 542716
Email: richard@rptaylor.co.uk
Web: www.rptaylor.co.uk

Central Drive Beaumont Lancaster



Introduction

Lancaster is the County Town of Lancashire and has a population of approximately 144,750 and is located some 22 miles north of Preston and 22 miles south of Kendal.

The City is readily accessible to the motorway network via junction 33 of the M6 motorway to the south and junction 34 to the east. Lancaster Railway Station gives access to the West Coast Main Railway Line running between London Euston and Glasgow and is within a quarter of a mile distance. Lancaster bus station is located on Damside Street within a short walk.

Lancaster benefits from a large student population of circa 20,000 based at Lancaster University and also the University of Cumbria.

Location

The premises are located just off Central Drive which runs parallel to Slyne Road, within the Beaumont district of Lancaster, to the north of the city centre. Beaumont is a residential area. Slyne Road is the A6 north from Lancaster through to Carnforth, Kendal and beyond.

Description

The premises comprise a single garage and a terrace of five. The single garage is of sectional construction beneath a pitched roof with the benefit of an up and over door. The terrace of five are of brick construction being cement render finished beneath a pitched, profile metal sheet roof. All have the benefit of modern up and over doors. **One garage has been sold. There are five available. (Don, can you please confirm which garage has been sold).**

Tenancies

The garages are all let on standard garage Tenancy Agreements with the current rent roll being £2,086 per annum. A copy of the Tenancy Agreements is available on request.

Price

Offers in the region of **£55,000** are sought for the freehold interest subject to the subsisting garage tenancies

Costs

The purchaser will be responsible for the vendor's reasonable legal costs and agent's fees.

VAT

All rents and prices quoted above are exclusive of and are not liable to VAT.

EPC

An Energy Performance Certificate is not appropriate in this situation.

Viewing

Strictly by appointment with the Agents:

Richard P. Taylor
12 Sun Street
Lancaster
LA1 1EW

Telephone: 01524-542717
Website: www.rptaylor.co.uk

Subject to Contract

The property is offered subject to contract, prior sale/letting or withdrawal.

Misrepresentation Act 1967

Richard P. Taylor for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that

1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give and neither Richard P. Taylor Chartered Surveyor nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Property Misdemeanors Act 1991

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.