

Lock up Garage Investment For Sale

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Rear of Strawberry Bank Heysham



Location

The premises are accessed off Strawberry Bank, off Heysham Road in Heysham. Heysham Road is the main thoroughfare between Morecambe and Heysham leading to the power station and the port to the west and Morecambe to the east.

The garages are located behind the terrace of shops fronting Heysham Road comprising a hairdresser, a bar, a pub, a convenience store, etc.

Description

The premises comprise eight garages in total, seven are attached, the eighth is stand alone. The terrace of seven are of precast sectional concrete construction beneath a single pitched profile sheet roof. The eighth is at the end of the terrace and again of precast sectional concrete construction beneath a single pitched felted roof. The seven garages have the benefit of modern up and over doors whilst the eighth has a pair of double timber doors.

The garages are accessed off a communal circulation area.

Tenancies

The garages are all let on standard garage Tenancy Agreements. Some of the tenants are of considerable longstanding. The current gross income is £3,162 per annum. We do believe that there is scope to increase rents being paid.

Price

Offers in the region of **£82,000** are sought for the freehold interest subject to the subsisting 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 Misdescriptions 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.