Richard P Taylor
CHARTERED SURVEYORS

2a Aalborg Place, Lancaster LA1 1BJ
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Workshop Premises Part Investment comprising units 1-7

Grafton Place
Morecambe
LA3 1RZ









Location
The premises are located on Grafton Place within the Sandylands district of the West End of Morecambe in what is a predominantly residential area. The premises can be accessed either off Byron Road or Westminster Road within the West End.

Description
The premises comprise an industrial warehouse building of two storeys being of traditional solid brick construction beneath slated roof surfaces and being divided up into various units. Currently vacant are units 1, 2 and 3 with the appropriate first floors above. Units 4, 5, 6 and 7 are all let currently.

The accommodation currently is available part vacant possession and part subject to tenancies.

Accommodation
The accommodation comprises briefly as follows:-

Unit 1	62.58 sq.m. / 673 sq.ft.
Unit 2	99.05 sq.m. / 1,066 sq.ft.
Unit 3	71.69 sq.m. / 772 sq.ft.
Total	233.32 sq.m. / 2,511 sq.ft.

Richard P Taylor Chartered Surveyors is a trading name of Two Odd Socks Limited., a limited company registered in England No. 15314814
Director: Jody A Lauder BSc (Hons), MRICS Consultant: Richard P Taylor BSc, MRICS



First Floor
Storage 378.72 sq.m. / 4,077 sq.ft.









Kitchen

Externally There is no external curtilage with the property.

Services

Mains water, electricity and drainage are all connected to the property. CCTV is also connected and available on site.

Units 4, 5, 6 and 7 are all let on informal tenancies on effectively an internal and insuring basis. Rents are as follows:-

Unit 4 - £150 per calendar month / £1,800 per annum
Unit 5 - £80 per calendar month / £960 per annum
Unit 6 - £90 per calendar month / 1,080 per annum
Unit 7 - £130 per calendar month / £1,560 per annum

The gross income is £5,400 per annum.

The rents include electricity.

Rates

We have ascertained from the Valuation Office Agency website that the premises are assessed for rates as follows:-

Units 1 - 2 - £9,700 Rateable Value
Unit 3 - £3,000 Rateable Value
Unit 4 - £2,125 Rateable Value
Unit 5 - £960 Rateable Value
Unit 6 - £1,750 Rateable Value
Unit 7 - £2,500 Rateable Value

Price

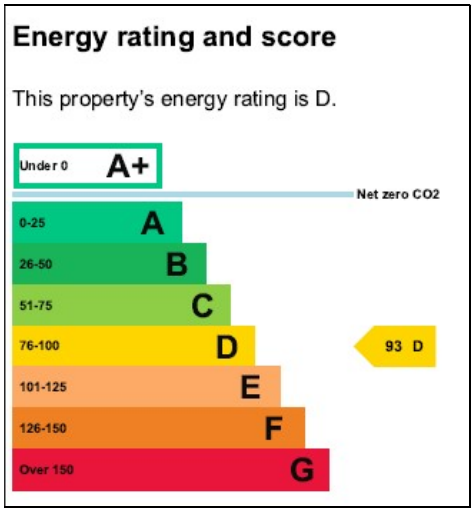
Offers in the region of **£230,000** are sought for the freehold interest subject to the subsisting tenancies.

Lease
Our clients may consider a letting on parts of the vacant premises. Further details as and when and if required.

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

Money Laundering
In accordance with anti money laundering, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Energy Performance Certificate
The Energy Performance Asset Rating for the premises is set out below. A copy of the full certificate is available on request.



Viewing
Strictly by appointment with the Agents:

Richard P. Taylor
2a Aalborg Place
Lancaster
LA1 1BJ

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

Subject to Contract

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

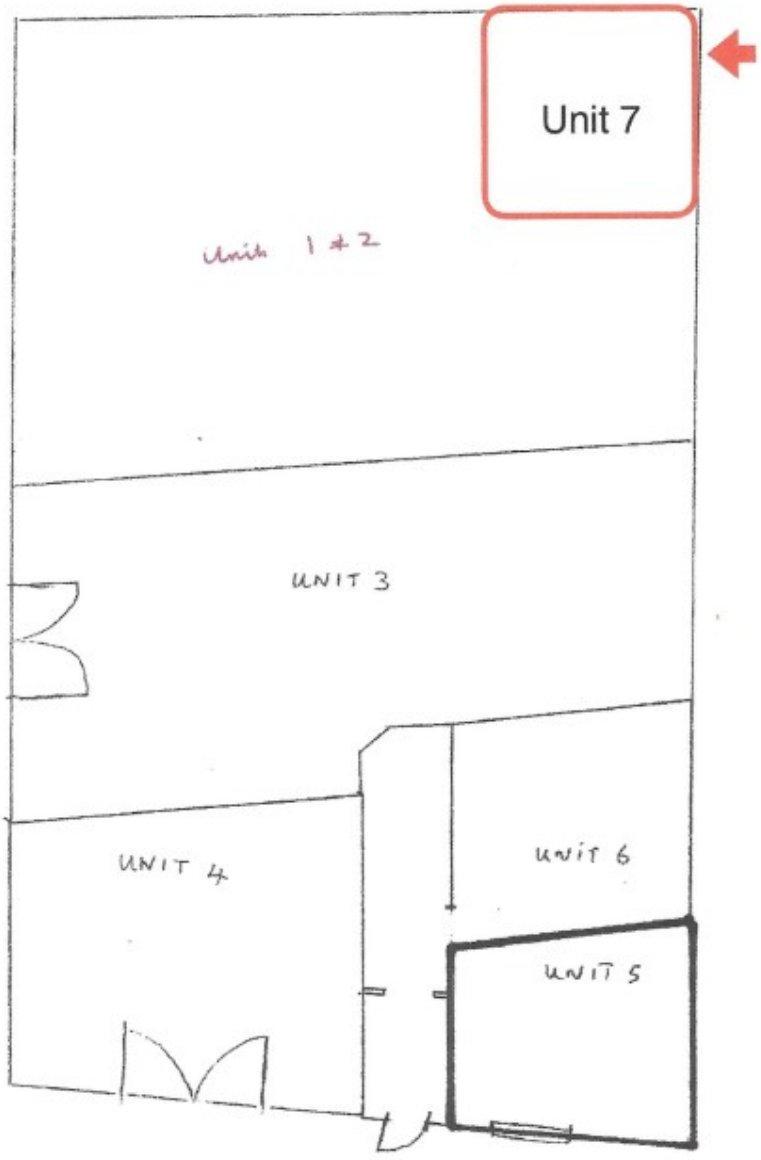
Misrepresentation Act 1967
Richard P. Taylor Ltd. for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that

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 Ltd. 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.


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Unit 7
Unit 1 & 2
UNIT 3
UNIT 4
UNIT 6
UNIT 5