

**Garage Site @, Shrubbery Walk West, Weston-Super-Mare, North Somerset, BS23 2JE**

**Guide Price £85,000**

Hollis Morgan – A collection of FREEHOLD GARAGES with excellent INCOME ( £6,939 PA ) and scope for BUILDING PLOT subject to consents.

# Garage Site @, Shrubbery Walk West, Weston-Super-Mare, North Somerset, BS23 2JE

## THE PROPERTY

ADDRESS | Garages @ Shrubbery Walk West, Weston-Super-Mare, North Somerset BS23 2JE

A Freehold collection of garages comprising a rank of 7 single units and a detached double garage located at the end of a quiet cul de sac.

With up and over doors and large courtyard area to front.

Sold subject to existing tenancies.

Tenure - Freehold

Council Tax - n/a

EPC - n/a

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

## THE OPPORTUNITY

### GARAGE INVESTMENT

The garages are fully let producing 6,939 PA and sold subject to existing tenancies.

### POTENTIAL BUILDING PLOT

There is potential for a building plot / residential development on the plot.

We understand no scheme of this nature has been recently sought and interested parties must make their own investigations.

Subject to consents.

### SCHEDULE OF INCOME

Garage 1 - £65 pcm | Tenancy Commenced TBC

Garage 2 - £65 pcm | Tenancy Commenced 21.11.13

Garage 3 - £65 pcm | Tenancy Commenced TBC

Garage 4 - £65 pcm | Tenancy Commenced 30.8.2019

Garage 5 - £70 pcm | Tenancy Commenced 1.2.24

Garage 6 - £70 pcm | Tenancy Commenced 5.3.23

Garage 7 - £70 pcm | Tenancy Commenced 1.8.23

Garage 8 & 9 - £108.33 pcm | Tenancy Commenced 1.3.14

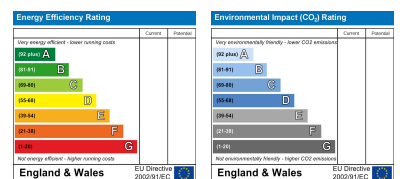
### LOCATION

Shrubbery Walk West is a quiet residential area on the upper slopes within the popular seaside town of Weston Super Mare. The Grand Pier and an array of other local amenities and services are all within walking distance. The M5 is approximately three miles away and provides direct routes to Bristol, Bridgwater and Taunton.

### PROPERTY DETAILS DISCLAIMER

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