

FOR SALE

GARAGE UNIT
REAR OF 18 WILLOW STREET
FLEETWOOD
LANCASHIRE
FY7 6TL

- GARAGE / WORKSHOP / STORAGE UNIT
- 475 SQ FT GROSS AREA
- APPROX. 4m DEPTH X 11m WIDTH
- WOULD SPLIT INTO 2 or 3 UNITS
- IN NEED OF REFURBISHMENT & CLEARING
- WOULD SUIT A LOCAL FOR STORAGE
- IDEAL FOR INVESTMENT TO RENT OUT

ASKING PRICE: OFFERS OVER £20,000 (EXC)



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

REAR OF WILLOW STREET, FLEETWOOD

DESCRIPTION

This lock-up garage unit comprises:

- A single-phase electric supply with a smart meter
- Water supply
- Wooden sliding doors for access

The workshop/garage unit is ideal to be purchased for investment purposes to be rented out.

It would also suit an owner occupier for storage or workshop type use.

The workshop/garage unit sold as seen and will need to be cleared by the purchaser.

(The above information has been provided by the seller).

LOCATION

This garage unit is occupied within a residential area and is accessed via a rear road, to the rear of 18 Willow Street in Fleetwood. The surrounding areas comprise of dense residential area. Ease of access is available to local shops, amenities and Fleetwoods main high street, Lord Street.

ACCOMMODATION

Approximate measurements:

Depth: 4 meters

Width: 11 meters

TOTAL: 44 SQ M / 475 SQ FT

ADDITIONAL PHOTOS

Can be viewed overleaf.

RATEABLE VALUE

Details to be confirmed.

EPC

EPC Rating: To be confirmed.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

VAT

Disclaimer: Prices quoted are exclusive of VAT but may be subject to VAT at the prevailing rate.

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 Option 1.

Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that;

(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

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Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.





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