

FOR SALE

SINGLE BRICK BUILT GARAGE

**GARAGE UNIT
CROWN MEWS
WESHAM
NR. KIRKHAM
PR4 2HW**

- SINGLE GARAGE, BRICK BUILT, UP & OVER DOOR
- WOULD SUIT LOCAL RESIDENT FOR STORAGE
- THE PURCHASE OF THE GARAGE WOULD ADD VALUE TO A LOCAL RESIDENTIAL DWELLING
- ALSO IDEAL FOR INVESTOR TO RENT OUT
- LOCATED IN A RESIDENTIAL AREA
- EASILY ACCESSIBLE AND EASE OF ACCESS TOWARDS THE M55 MOTORWAY

ASKING PRICE: OFFERS OVER £15,000



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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CROWN MEWS, WESHAM, NR. KIRKHAM

LOCATION

The garage is located in the residential area of Crown Mews. Crown Mews is accessed from Mellor Road which links to Poulton Street, the main High Street for Kirkham town centre.

Turn into Crown Mews and take the first right. The garages are on the right-hand side and the subject unit is the far-left unit in a row of 5.

The location benefits from excellent transport links, with Kirkham & Wesham train station being less than half a mile away, and ease of access to the M55 motorway at J3. Kirkham town centre is also less than half a mile away providing a wealth of shops and amenities.

DESCRIPTION

End of terrace garage unit with up and over door located in residential area.

The 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 purchase of the garage would add value to a local residential dwelling.

Internal viewing is essential and available by appointment.

ACCOMMODATION

Single Garage unit

Max depth: 5.2m x Max width: 2.5m

13 sq m / 140 sq ft

Approx. measurements

ADDITIONAL PHOTOS

Can be seen overleaf.

RED LINE PLAN – for guidance purposes only.

Can be seen overleaf.

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 excluding VAT but may be subject to VAT at the prevailing rate

VIEWINGS

Via prior appointment through Duxburys Commercial on 01772 280500 / 01253 316919 Option 1 or email: adam@duxburyscommercial.co.uk

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.

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(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

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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RED LINE PLAN ABOVE – for guidance purposes only

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