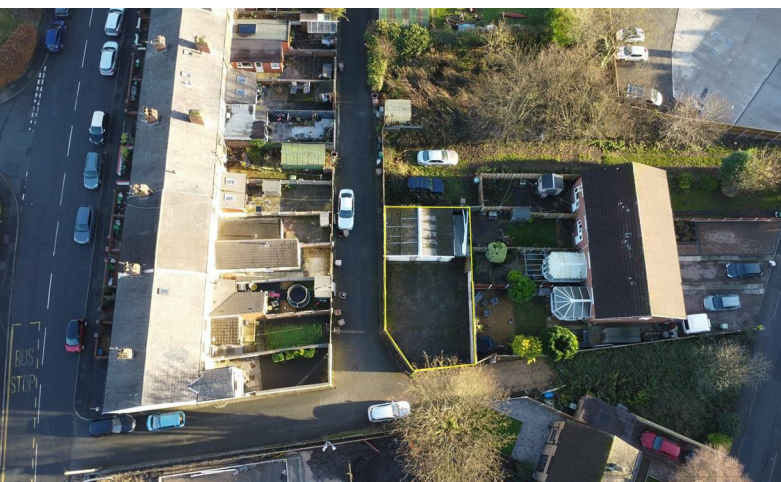




£55,000

Garage rear of 81 Station Road, Garswood, Ashton-In-Makerfield, WN4 0SD

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****Potential Investment Opportunity****

A garage and yard area in central Garswood, St Helens.

The property is in good condition with access via the adopted highway, neighbouring a proposed Tesco convenience store on the site of the former "The Stag" public house.

The site includes a yard area which has a tarmac surface with an area of circa 100m2 (1,076sqft).

The garage itself measures approximately 40m2 (430sqft) and does not have any services although they are understood to be available within the highway.

Yard Area

Laid to tarmac circa 100m2 of yard area

Garage

18'0" x 24'0" (5.49 x 7.33)

A steel framed building clad with concrete panels under pitched cement fibre roof. The building has access via 2 x up and over garage doors and a pedestrian door. Flooring of concrete. No services.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

