



LOCK UP GARAGES OFF WESTWOOD ROAD, LEEK
Offers invited in the Region Of £27,500

Est. 1930
**Whittaker
& Biggs**

LOCK UP GARAGES OFF WESTWOOD ROAD, LEEK, ST13 8DJ

An investment opportunity comprising of nine lock-up garages, situated 0.6 of a mile to the west of Leek Town Centre in a popular residential area.

Description

The nine garages are shown on the attached plan as edged red and comprise of two blocks of four garages and a single garage, all being of concrete construction under a cement fibre roof.

Garages 1 - 5 have double wooden doors

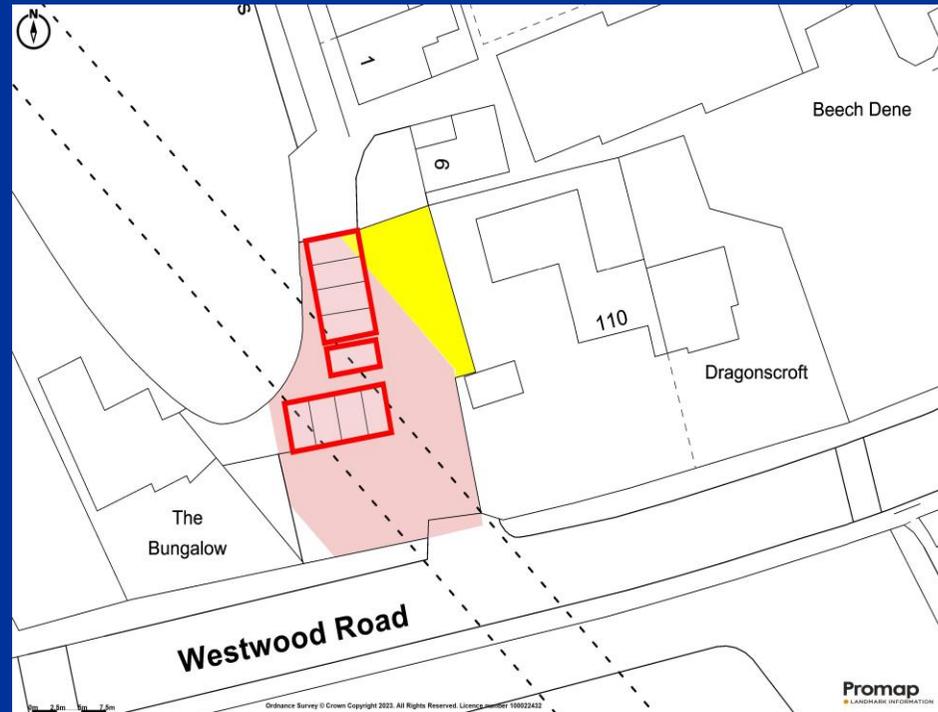
Garages 6 – 9 have up and over metal doors.

The garages individually measure approximately 16 ft by 8 ft 9” or thereabouts.

Access to the garages is off Westwood Road and there is an area of hardstanding between the garages and Westwood Road.

Current Occupiers

Five of the nine garages are currently let with no formal agreements in place and four of the garages are currently empty.



Below is a schedule of the current payments received for purchasers' information:

Garage Number	Payments Received
Garage 1	Empty
Garage 2	£43.33 pcm
Garage 3	£43.33 pcm
Garage 4	Empty
Garage 5	£10 pw
Garage 6	Empty
Garage 7	Empty
Garage 8	£43.00 pcm
Garage 9	£43.33 pcm

Lease with Staffordshire County Council

The land upon which the garages are situated as shaded pink on the plan is subject to a lease with Staffordshire County Council dated 24 July 2007. This lease was for a term of three years from the 30 September 2007 at a yearly rent of £135.00 payable in advance on the 31st March in each year.

Staffordshire County Council have indicated that they are in agreement to entering into a new lease with the purchaser of the garages for a new term of 6 years at a rent to be agreed.

Right of Way to be granted

A Right of Way is to be granted to the purchaser by our clients over the area shaded yellow on the plan. The access road leading to The Coppins and Beech Dene Residential Home is to be kept clear at all times.

Viewing

The exterior of the garages may be viewed unaccompanied during daylight hours whilst in possession of a copy of these particulars and which will constitute authority to view.

Directions

From our Derby Street, Leek offices, proceed along Ball Haye Street, at the traffic lights turn left into Stockwell Street. Follow this road passing the old church on the right hand side, as the road forks take a left hand fork into West Street. Follow this road for a short distance which then becomes Westwood Road and just after passing the Recreational Ground on the left hand side the entrance is situated on the right.



Important

Whittaker & Biggs for themselves and for the vendors/lessors of this property who's agents they are, give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agent has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used in their brochures and window displays are taken with non standard lenses.

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