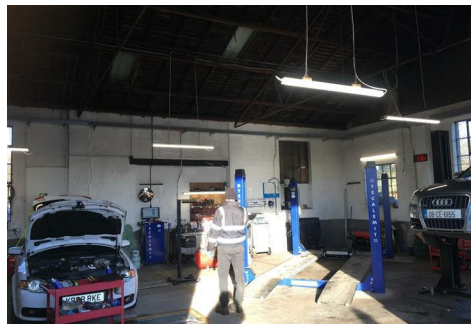




# GRISDALES

PROPERTY SERVICES



## Beckside Garage , Seascale, CA20 1EJ

**£210,000**

\*\*\*INVESTMENT\*\*\*

A Garage/ Workshop in the heart of the beautiful village of Gosforth...

The property comprises an open plan single storey garage mechanics workshop and versatile forecourt.

New electricals are installed, a new roof fitted, eaves being at 4.37m (14.5ft).

The property has parking to front for approximately 8-10 vehicles off street.

Grisdales are working with Carigiet Cowan on the sale of this property, for more information please contact us on 01946 693931 or Carigiet Cowan on 01228 544733.

Viewings will be organised and accompanied by Grisdales.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T : 01946 693 931 | E : whitehaven@grisdales.co.uk

## AREA SIZES

Areas:

Gross Internal Area: 184.9 Sqm (1,987 sqft)

Site Area:

581 sqm (6,254 sqft)

## UTILITIES

The property is fitted with mains water and electricity (including 3 phase supply). No warranty is given regarding the working order of any fitted appliances or service capacity referred to in these particulars.

## TENURE



The premises is leased to a tenant garage operator at an annual rent of £14,000 per annum exclusive (paid quarterly in advance). The lease is full repairing and insuring and benefits from indexed rent reviews. The lease is for 5yrs with effect of 4th January 2022 and is held on land ring red below.

The occupier has paid a deposit on account with landlord and holds a photographic schedule of condition. The blue shaded area to rear shall be retained by the freeholder.

## PLANNING

The property is understood to hold a prescribed consent for B1, B2 light industrial. Historically a grant of planning reference 7/2017/4065 was given for three terraced houses, now expired, enquires of Cumberland Council may be made via Tel: 0300 373 3730.

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.

We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## CARIGIET COWAN



## COUNCIL TAX - BUSINESS RATES

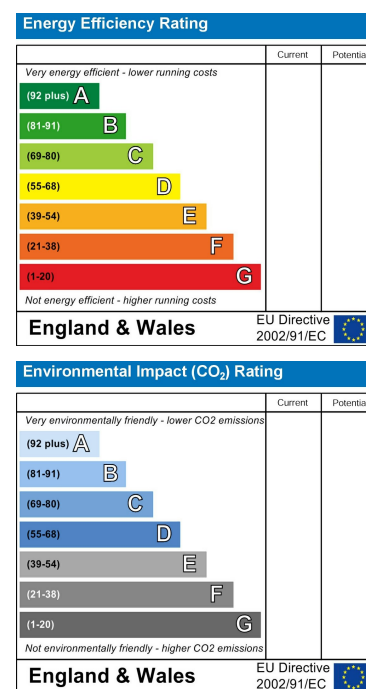
We have been advised that there is no rate to pay as small business rates relief applies.

## Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.