

# 108 - 112Victoria Avenue

Swanage, BH19 1AS

- Freehold Industrial Unit
- Workshop Space
- Private Office On Site
- Large Forecourt For Multiple Vehicles
- Additional Garages
- Central Location
- No Chain / Ready To Go
- Huge Potential
- Large Outbuilding Included
- Ideal Investment

















Nestled in the heart of Swanage, on Victoria Avenue, Greystone Garage presents a remarkable opportunity for investors and entrepreneurs. This substantial Purbeck stone-built workshop has been a thriving car garage for over 25 years, previously specialising in vehicle repairs and MOT services. Spanning approximately 800 square metres, the property boasts ample storage and parking facilities, making it an ideal setting for various industrial uses. There is a W.C onsite and a separate office.

The garage's strategic location between the two main industrial

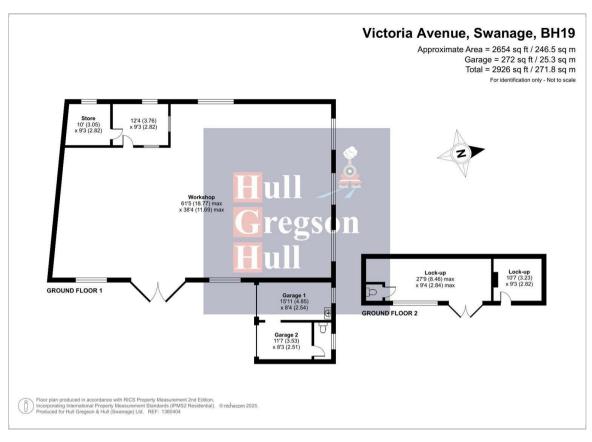


areas of Swanage, alongside a petrol station with a shop, enhances its appeal. The property features a spacious yard area, perfect for parking and manoeuvring vehicles, ensuring convenience for both staff and customers. Parking on the forecourt is aplenty.

Furthermore, a detached stone building on the site includes both power and light and would make for a great store or office space, given it's generous size.

This property represents a lucrative business opportunity. With its rich history and promising future, Greystone Garage is a unique investment that should not be overlooked. Whether you are looking to continue its legacy as a successful garage or embark on an exciting development project, this property is poised to meet your aspirations.







### Workshop

61'6" x 38'4" (18.77 x 11.69)

#### Site Office

12'4" x 9'3" (3.76 x 2.82)

#### Store

10'0" x 9'3" (3.05 x 2.82)

## Garage One

15'10" x 8'3" (4.85 x 2.54)

#### **Garage Two**

11'6" x 8'2" (3.53 x 2.51)

# Lock-Up One

27'9" x 9'3" (8.46 x 2.84)

# Lock-Up Two

 $3.23 \times 2.82$ 

#### **Additional Information.**

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Garage / Workshop Property construction: Stone

Mains Electricity

Mains Water & Sewage

Heating Type: N/A

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker checker.ofcom.org.uk/

#### Disclaimer.

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. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

