



Falmouth

Four lock up storage units/garages
Investment opportunity
Potentially suitable for small businesses
All offered for sale in excellent condition
Popular central location, with a captive audience
Easy access 24/7

Guide £110,000 Leasehold

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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www.kimberleys.co.uk

REF: SK7259



An unusual opportunity to purchase four individual storage units/garages within the popular residential area of Boslowick, Falmouth.

It is believed that the garages were originally storage for the shops below Boslowick Court, however these were purchased several years ago by the current vendor.

All four storage units/garages are offered for sale in excellent order and have lockable metal up and over doors. All four storage units/garages are offered for sale in excellent order and have lockable metal up and over doors. We anticipate that an investor may choose to buy the units then rent them out in the future as an investment, or the purchaser's buy them, retain some and sell the rest separately.

Boslowick Court is situated in a superb residential location less than a mile from Falmouth town centre and the harbourside, with a parade of shops beneath the main apartments and it benefits from having a Co-Operative store opposite. A further petrol station/general store can be found just down the hill with a short incline to Penmere train station that provides links to Penryn, Truro and mainline to Paddington.

THE GARAGES COMPRISE AS FOLLOWS:

GARAGE NUMBER 7 5.71m (18'9") x 2.97m (9'9")

With metal up and over door.

GARAGE NUMBER 8 5.79m (19'0") x 2.97m (9'9")

With metal up and over door.

GARAGE NUMBER 9 5.74m (18'10") x 2.90m (9'6")

With metal up and over door, recently painted and very good decorative order. Due to the **garage's** location, it has the added benefit of being staggered and therefore extra space to the front.



GARAGE NUMBER 11 5.79m (19'0") x 2.92m (9'7")

Recently painted with metal up and over door.



MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

