



£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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
181-210	B		
155-180	C		
129-154	D		
103-128	E		
77-102	F		
51-76	G		
1-50			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	