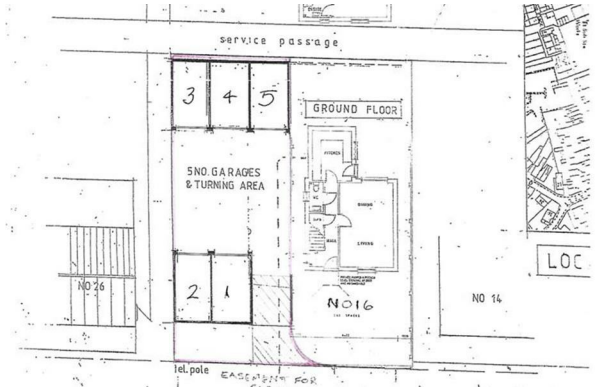
Flick & Son
Coast and Country



Leiston,

Offers In Excess Of £75,000

- Development/Investment Opportunity
- Central Leiston
- Two Blocks of 2 and 3 Garages - let

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

enquiries@flickandson.co.uk
www.flickandson.co.uk

Prospect Place, Leiston

CENTRAL LEISTON; INVESTMENT OPPORTUNITY.
site comprises 5 garages, currently let, month to month agreement.

Garages 1 and 2
Brick built double pitch interlocking concrete tile roof. Up and over doors, concrete floors. Can be one double garage.

Garages 3, 4 and 5
Original concrete sectional shells. Refurbished front elevations. Flat roof - boarded - mineral felt covering. Concrete floors. Up and over doors.

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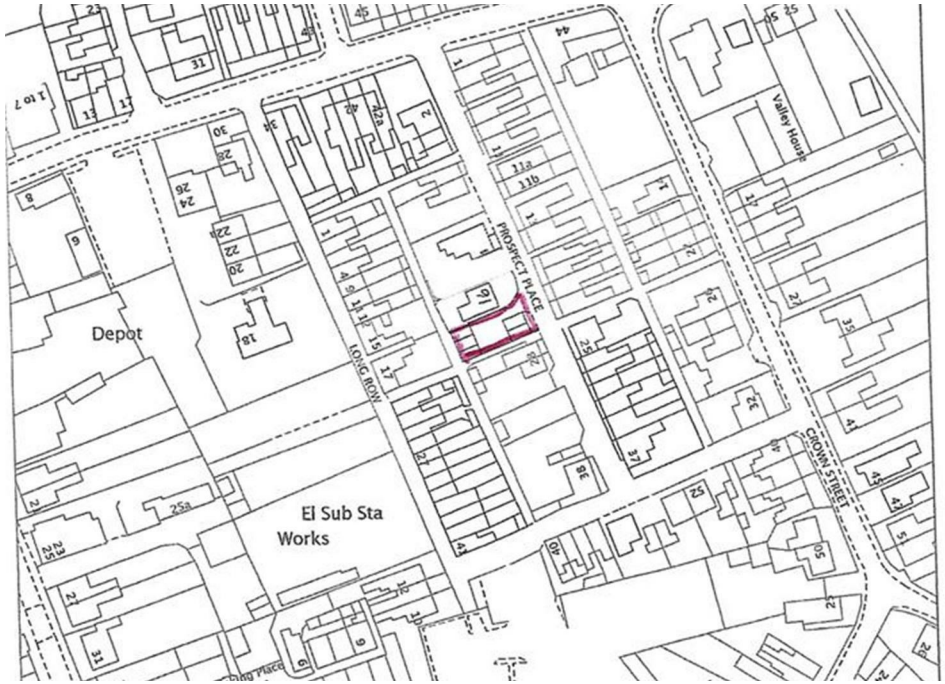
Council Tax Band:



TENURE
Freehold

SERVICES
No services connected

OUTGOING
TBA

VIEWING ARRANGEMENTS
Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view. Email: leiston@flickandson.co.uk Tel: 01728 833785 Ref: 21150/RDB.

FIXTURES AND FITTINGS
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

DESCRIPTION
Garages 1 and 2

Brick built double pitch interlocking concrete tile roof. Up and over doors, concrete floors. Can be one double garage.

Garages 3, 4 and 5

Original concrete sectional shells. Refurbished front elevations. Flat roof - boarded - mineral felt covering. Concrete floors. Up and over doors.

Turning area - Type one surface.

Current rents

Garage No 1 rent £50 pcm

Garage No 2 rent £60 pcm

Garage No 3 rent £60 pcm

Garage No 4 rent £50 pcm

Garage No 5 rent £60 pcm

Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal and Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 fee for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Fixtures & Fittings

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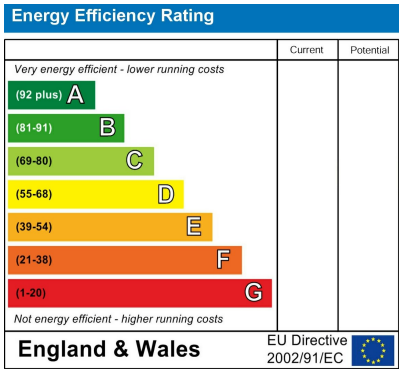

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Viewings

Viewings by arrangement only. Call 01728 633777 to make an appointment.

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