

Paul Mason Associates



Rich Close, Great Leighs, Chelmsford, Essex, CM3 1NX

Guide price £12,500

- Single Garage In Block
- Heart Of The Village
- Up & Over Door
- Freehold

Garage Investment Opportunity

A single garage in block offered as an excellent buy-to-let investment. The garage can be used for both vehicle parking and storage, and could provide landlords with a simple, low-maintenance income stream and minimal ongoing costs.

The garage is of traditional construction with an up-and-over door and is situated within a well-established residential area.

The garage could be let on flexible licence agreements, offering investors consistent rental demand, low management requirements and attractive yields compared with many residential investments.

Measurements: 4.67m x 2.37m

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	