

Castle Chambers China Street Lancaster LA1 1HP
Tel: 01524 60524 Fax: 01524 381477
e mail: irvinetaylor@irvinetaylor.co.uk



Front 12/12a Grafton Place

FOR SALE

**WORKSHOPS/
GARAGES/STORES
& COMPOUND**

**11-11A & 12-12A
GRAFTON PLACE
MORECAMBE**

OFFERS AROUND £120,000

We are pleased to offer for sale on behalf of a client the freehold in this block of workshops/garages/stores situated in Grafton Place, which is close to the junction of Alexandra Road with Westminster Road. The property comprises two x 2 storey units of block and brick construction with a slate roof. Three phase power and water connected and there is also a gas connection to 12A. There is, in addition, the site of a former workshop with potential for redevelopment subject to planning permission or for use as a compound.



11-11A GRAFTON PLACE

Ground Floor

Workshop with roller shutter door,
three phase power and toilet.

Max. 6.80 metres x 10.05 metres

First Floor

Workshop/store with stairs access
having a lined pitched roof, board
floor, 3 phase power and toilet.

Max. 6.80 metres x 10.05 metres

12-12A GRAFTON PLACE

Ground Floor Front entrance leading to office and workshop.

Office **4.10 metres x 3.20 metres**

Workshop with roller shutter door at the rear of the property, three phase power and toilet.

Max. 7.47 metres x 10.70 metres

First Floor Workshop/store with stairs access from the front of the property having a pitched slate roof with glass rooflights and window, 3 phase power, gas connection and toilet.

Max. 7.50 metres x 13.70 metres

COMPOUND

This is the site of a former building and is bounded by brick and block walls.

Max. 14.80 metres x 15.00 metres



TENURE Freehold with vacant possession.

RATES

The property is in three separate rating assessments:

11-11A Grafton Place £1550 (Rates payable 2007/8 £688.20)

12 Grafton Place £2000 (Rates payable 2007/8 £888.00)

12A Grafton Place £1350 (Rates payable 2007/8 £599.40)

This information comes from a verbal enquiry only and intending purchasers should satisfy themselves as to the extent of their potential outgoings. In addition small business relief may be available and queries should be addressed to the Revenues Department at Lancaster City Council.

SERVICES

All mains services are understood to be available together with three phase electricity supply and a gas connection to Unit 12A.

VIEWING

By appointment with Irvine Taylor (01524) 60524.

VAT

VAT may be applicable to the price of this property.

Misrepresentation Act 1967

These particulars are issued subject to contract. Neither the principals nor their agent nor any person in their employ bind themselves in any way nor are any warranties given in respect of any statements contained in these particulars and intending lessees/purchasers must verify all statements for themselves by inspection or otherwise.

Ref: 3098