

CHARTERED SURVEYORS

IrvineTaylor

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FREEHOLD FOR SALE

WORKSHOPS/GARAGES/STORES

24 - 28 GRAFTON ROAD, MORECAMBE

OFFERS AROUND £75,000



The opportunity has arisen to purchase a useful range of garages/stores situated on Grafton Road, which is close to the junction of Alexandra Road with Westminster Road. The property comprises three spacious and lofty garages, each with vehicular access. Although currently opened up to form a continuous building, it can readily be subdivided.

Frontage width: 18.00 metres

Average depth: 16.50 metres

TENURE	Freehold with vacant possession.						
RATES	<p>The property is in three separate rating assessments:</p> <table><tr><td>24 Grafton Road</td><td>£2000 (Rates payable 2004/5 £912.00)</td></tr><tr><td>26 Grafton Road</td><td>£2275 (Rates payable 2004/5 £1037.39)</td></tr><tr><td>28 Grafton Road</td><td>£1750 (Rates payable 2004/5 £798.00)</td></tr></table> <p>This information comes from a verbal enquiry only and intending purchasers should satisfy themselves as to the extent of their potential outgoings.</p>	24 Grafton Road	£2000 (Rates payable 2004/5 £912.00)	26 Grafton Road	£2275 (Rates payable 2004/5 £1037.39)	28 Grafton Road	£1750 (Rates payable 2004/5 £798.00)
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SERVICES	All mains services are understood to be available together with three phase electricity supply.						
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.

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