



## SITUATION

Located via a gated entrance directly off Ellerslie Road within this residential area approx. 2½ miles north-east of Liverpool city centre. Liverpool is a major commercial centre some 35 miles west of Manchester.

## PROPERTY

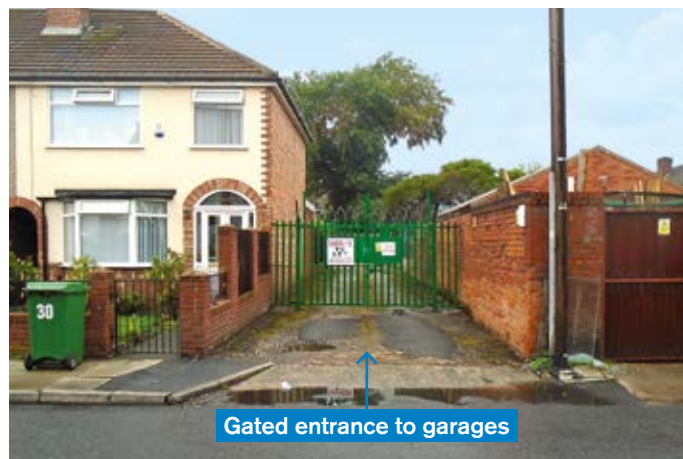
Comprising **30 lock-up Garages** accessed via a gated entrance on a site of approx. 0.23 acres.

**VAT is NOT applicable to this Lot**

## FREEHOLD

**Note 1:** There is the possibility of increasing the rent to £21,600 p.a. if each garage is let at £60 pcm.

**Note 2:** There may be potential for future residential development, subject to obtaining possession and the necessary consents.



## TENANCIES & ACCOMMODATION<sup>1</sup>

Property & Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
18 Garages	Various	Each Monthly Licence	£10,800	Each garage let at £50 pcm.
10 Garages	Various	Each Monthly Licence	£6,600	Each garage let at £55 pcm.
2 Garages	Various	Each Monthly Licence	£1,440	Each garage let at £60 pcm.
			<b>Total: £18,840</b>	

<sup>1</sup> Not inspected by Barnett Ross

## 30 Garages producing £18,840 p.a. with further income & development potential

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

### Vendor's Solicitors

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