



SITUATION

Located within this residential neighbourhood and accessed between Nos. 8 and 10 Beech Grove approx. 1½ miles north of Merthyr Tydfil town centre.

Merthyr Tydfil lies approx. 20 miles north-west of Cardiff with good road access via A470 to the M4 (Junction 32).

PROPERTY

Comprising a rectangular site of **approx. 0.106 acres** upon which stands **18 lock-up Garages (2 blocks of 9 garages)**.

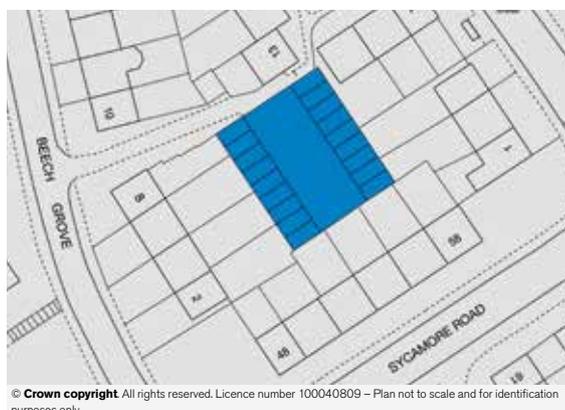
VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: The Vendor estimates potential rental income of circa £10,800 p.a. (£600 p.a. per garage).

Note 2: There may be potential for residential development on the site, subject to obtaining the necessary consents.

Note 3: There is a 4 week completion.



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18 Garages with Investment & 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 £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

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