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**FOR  
SALE**



## 9 LOCK UP GARAGES

127 m<sup>2</sup> ( 1,367 ft<sup>2</sup> )

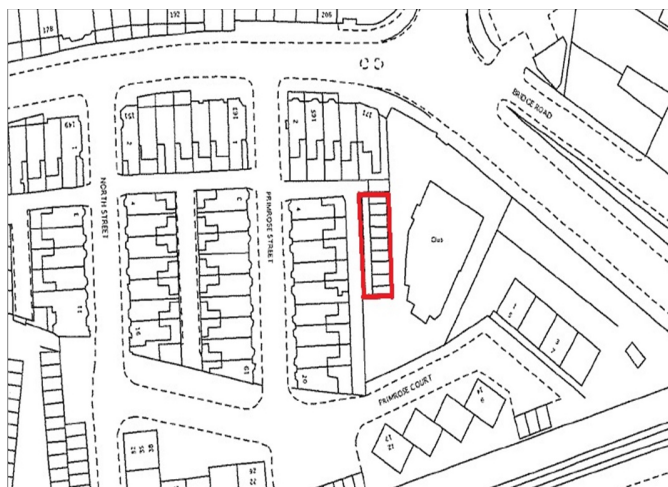
**Garages to the rear of  
Primrose Street  
Morecambe  
LA4 5LS**

- Central location
- Income producing with potential to increase income
- Attractive reversionary interest

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## Location

The garages are situated in a predominantly residential area to the rear of a row of terraced properties on Primrose Street via a cobbled alley between Nos. 2 & 4 Primrose Street.

Primrose Street is accessed from Euston Road in the west end of Morecambe.

## Description

The holding comprises a parade of 9 single lock-up garages being of rendered brick construction beneath profile single pitched clad roof with timber garage doors.

They benefit from a surfaced area immediately to the front of the garages extending to a depth of approximately 4 metres or thereabouts.

## Accommodation

The garages have been estimated to extend to a gross internal floor area of approximately 127 m<sup>2</sup> (1,367 ft<sup>2</sup>).

Please refer to title plan identifying the extent of holding.

## Services

We have not been able to gain access to any of the garages but have been advised that services aren't provided.

## Planning

We understand that the garages benefit from a lawful use for their current use as garages, however, suggest interested parties make their own separate enquiries via the local planning authority, Lancaster City Council (tel. 01524 582900).

## Tenure and Occupational Lease Information

We understand that the garages are held freehold, subject to a tenancy agreement to F.O.M Removers Limited, (Company Number 03979129) on a month to month basis at a passing rent of £280 per calendar month, exclusive.

The agreement can be determined by either party giving to the other at least one calendar months notice in writing to quit, expiry at the end of the first or the subsequent calendar month thereafter.

A copy of the agreement is available upon request.

## Asking Price

£35,000.

## Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

All rentals quoted within these particulars will not be subject to VAT at the standard rate.

## Enquiries

Strictly by appointment with the sole agents:

### Eckersley

Telephone: 01524 60524

Contact: Victoria Taylor Lewis

Email: [vtl@eckersleyproperty.co.uk](mailto:vtl@eckersleyproperty.co.uk)

Acting on behalf of Simon Thomas & Arron Kendall, Joint Receivers of Christopher Needham.