



13 Garages

Situated off West Street, Alford, Lincolnshire, LN13 9HA

Willsons
SINCE 1842

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Alford
Lincolnshire, LN13 9HA

"AGENT'S COMMENTS"

Willsons are pleased to market this exciting investment opportunity to purchase 13 garages situated near to the centre of the market town of Alford.

All of the garages are currently let on Garage License Agreements and have been particularly well maintained.

Price: £110,000

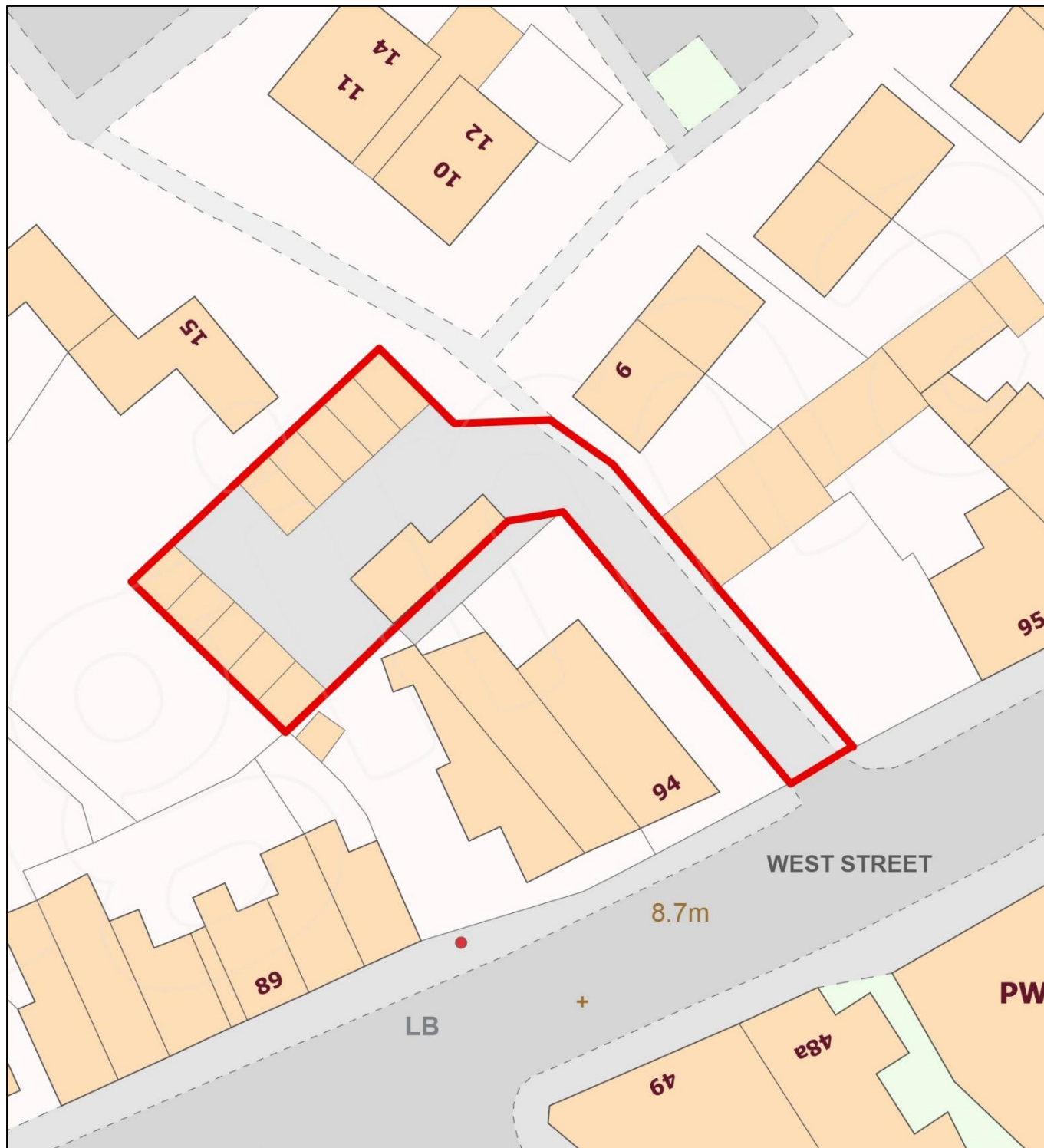
FURTHER DETAILS FROM THE AGENTS

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— SINCE 1842 —



LOCATION

The garages are situated to the north of West Street, being a publicly maintained highway, near to the centre of the market town of Alford in Lincolnshire.

The garages are all accessed from the public highway via a tarmacked entrance roadway which leads to a concrete central turning area.



What3words: engages.ponies.sized

TENURE AND POSSESSION

We are offering for sale the Freehold interest in the property.

All garages are currently let on Garage License Agreements (a copy of the agreement can be provided to prospective purchasers upon request). It is intended that the property is sold with the benefit of the Tenants in situ.

SERVICES

We understand that mains water is connected to the site, however, is not currently used. We are not aware that the property has any other mains services connected.

RESTRICTIONS, EASEMENTS & RIGHTS OF WAY

We understand that East Lindsey District Council have a Right of Way over the access roadway to a field gate adjoining the development known as Westfields. In addition, there is a public footpath adjacent to the access roadway which gives pedestrian access to the development known as Westfields.

We are not aware that the site is affected by or has the benefit of any wayleaves, easements or rights of way, however the property is sold with all rights, liabilities, wayleave consents and privileges which may affect it whether referred to in these particulars or not.

CONSTRUCTION

The garages are of brick construction with timber double doors beneath a corrugated fibre cement sheeted roof. Three of the garages have the benefit of metal up and over garage doors.

INCOME

The garages are currently let for £30 per calendar month which equates to an income of £4,680 per annum. A large proportion of the rent has been paid in advance and therefore is currently in hand. It is proposed that any rent which has been paid in advance at the date of completion is deducted from the completion monies, therefore being transferred to the future successor in title.





Photographs Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



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