

6 WEEK COMPLETION



Garages at Charnwood Street

SITUATION AND PROPERTY

Located across various residential locations in St. Helens which is a busy town lying some 13 miles north-east of Liverpool enjoying easy access to the A580 and the M6.

8 Garages are located to the rear of Charnwood Street which are accessed via a private gated passageway.

1 Garage is located to the rear of Marshalls Cross Road.

3 Garages are located to the south of Parkside Avenue.

VAT is NOT payable in respect of this Lot

FREEHOLD



Charnwood Street Entrance

TENANCIES & ACCOMMODATION

Property	Lessee	Term	Ann. Excl. Rental
Garages 1,2,4 & 7 Charnwood Street		VACANT	
Garages 3, 5, 8 & 9 Charnwood Street	Various	Each Tenancy at Will	£312 (Rents not increased for many years)
Garage at Marshalls Cross Road		VACANT	
Garages 2, 6 & 7 Parkside Avenue		VACANT	
		TOTAL	£312 plus 8 Vacant Garages

Note: The vacant garages have not been actively marketed.

**£312 per annum plus
8 Vacant Garages**

The Surveyors dealing with this property are
JOHN BARNETT and **MATTHEW BERGER**

VENDOR'S SOLICITORS
W H Matthews & Co - Tel: 020 7251 4942
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts