

**DONALD
SCOTT**

LAND AGENT, VALUER, ESTATE AGENT, AUCTIONEER and QUOTA BROKER

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FOR SALE BY PUBLIC AUCTION
AT THE GARDEN HOUSE HOTEL GREYNA
17TH APRIL 2009 @ 3:00 PM

GARAGE/ WORKSHOP AND FORECOURT
AT
SOLWAY INDUSTRIAL ESTATE, MARYPORT



(Formally a HGV workshop)

Donald Scott FIA.EST(SCOT) FNAEA

Sole Agent:**Vendors Solicitor:**

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Garage workshop with facilities provided for mechanical repair of vehicles to include two mechanical pits, two post 3 tonne car lift, secure shuttered door, elevated office and security system, together with good sized forecourt. Good opportunity for individual business venture.

Location

On right hand side of Main Road, through town centre, heading towards Workington go past Station Inn at Grasslot crossroads, take the next turning right near Go Karting and Motor Body works.

Office

Elevated office accesses via wooden staircase to:

First Floor Office

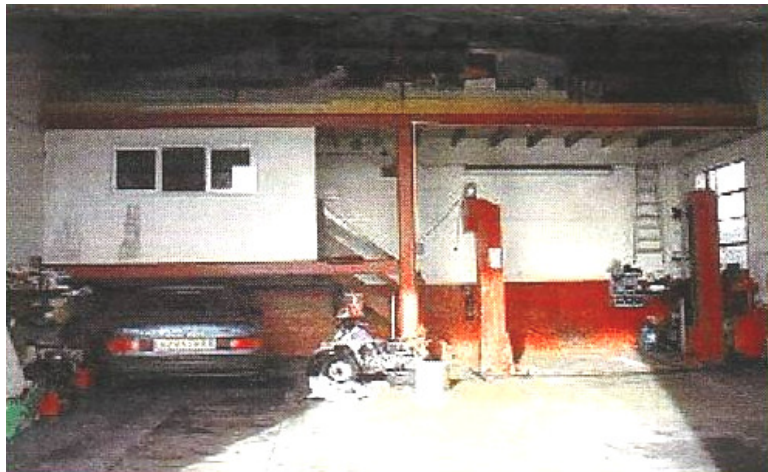
2.61m x 3.23m (8'7" x 10'7") Electrics through West Coast Carting (verbal arrangement). T.V aerial. B.T connection. Plug in heater to wall. Window to garage bay and forecourt area.

Lofted area

Accessed by loft ladder for storage.

Garage

11.78m x 9.17m (38'8" x 30'2") Concrete flooring, four security windows to Main Road elevation (looks to back of Bodyworks). Two mechanics pits. Power. Two post 3 tonne car lift (in good working order). Power sockets. Light. Secure shuttered doorway. PIR security.

**Outside**

Forecourt 22.10m x 9.40m (72'6" x 30'9")

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Services

To be confirmed

Viewing

Strictly by appointment with **Donald Scott, Land Agent, Estate Agent, Auctioneer, Quota Broker** (Tel 016973 49882 or alternatively 07785 752 804)

Deposit and contract of sale

A 10% deposit of the purchase price will be payable on the fall of the auctioneers' hammer. The contracts of sale are also to be signed on the fall of the auctioneers' hammer. Copies of the contracts of sale will be available for inspection, by prior appointment only at the offices of the Sole Agents or Solicitors.

IMPORTANT NOTICE

Donald Scott and employees for themselves and for the vendors of this property, whose agents they are, give notice that: The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

All descriptions, dimensions, areas and references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

All measurements are approximate.

While I endeavour to make my sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact me and I will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.