



SWAIN COURT GARAGES, SWAIN COURT, NORTHALLERTON  
NORTH YORKSHIRE, DL6 1EL

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Northallerton, North Yorkshire, DL6 1EL

A rare investment opportunity to acquire a block of three single garages, ideally located close to Northallerton town centre. The units are currently let on monthly rolling agreements, generating an approximate income of £520 per garage, per annum, with tenants keen to remain in situ. Recently improved with a new roof and fascia boards, the garages offer a low-maintenance and easily managed investment with potential for future rental growth.

- Rare Investment Opportunity
- Three Garages
- Ideal Location Close To Northallerton Town Centre
- Recent Exterior Improvements
- Potential For Future Rental Growth

## ASKING PRICE £44,999

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

## DESCRIPTION

A rare opportunity to acquire a block of three single garages, offered for sale as a whole, situated in a convenient and accessible location close to Northallerton town centre.

The garages have recently undergone a programme of external improvements, including a newly replaced roof and fascia boards, with one unit also benefitting from a newly installed garage door. Each garage provides secure storage space and is easily accessible, suitable for a variety of uses including vehicle or general storage. Please note there are no mains services connected.

All three garages are currently let on monthly rolling agreements, generating an approximate income of £520 per garage, per annum. The existing tenants have indicated a preference to remain in situ, offering an immediate and ongoing income stream for a prospective purchaser. There is also potential for future rental growth, subject to market conditions.

Overall, this represents an attractive and low-maintenance investment opportunity in a well-served and convenient location.

## Viewings

By appointment only. Please contact the Agent on 01609 773004.

## Tenure

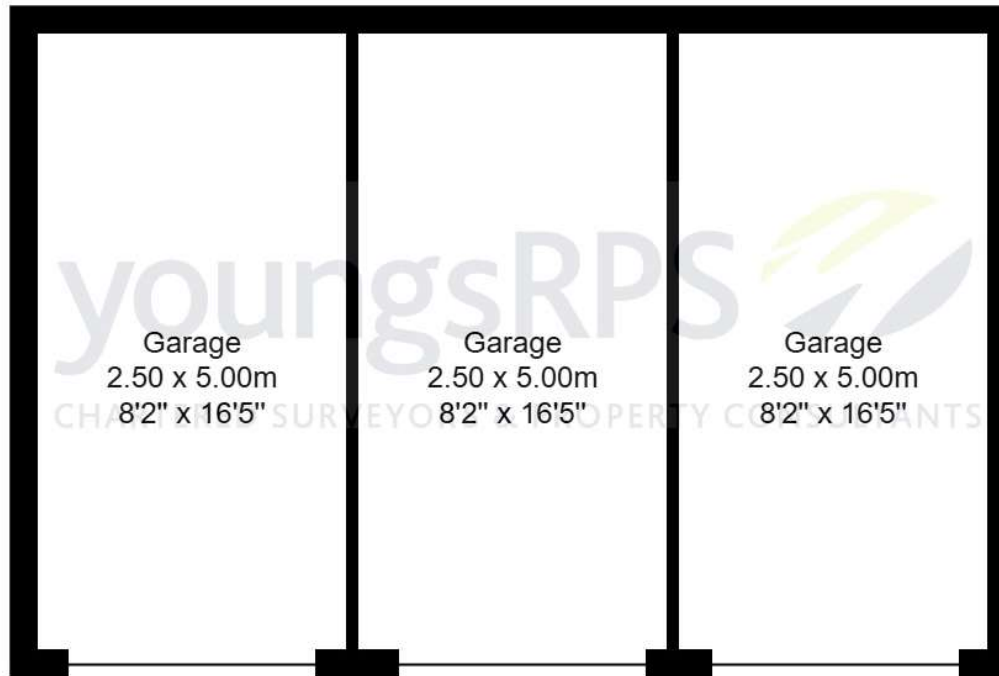
The garages are Freehold.

## Services

No mains services connected.

## Agent's Notes

The garages are not currently assessed for business rates; however, interested parties should make their own enquiries.



All measurements are approximate and for display purposes only.