



MIDDLE GARAGE, TAUNTON ROAD, SWANAGE

Guide £40,000 Leasehold - For Sale By Tender - Closing 12 Noon, Friday 6 June

LOCATION This single garage is in a small block of 3 conveniently situated off Taunton Road in the heart of the town, approximately 50 metres from the Town Square and slightly further from the seafront and beach. It was constructed during the 1960s of block work, part stone and with a flat roof.

INTERNAL DIMENSIONS 5.29m x 2.52m (17'4" x 8'3"), up-and-over door.

TENURE Leasehold. 189 years from 25 March 1979. Nil ground rent, share of buildings insurance and contribution to yard cleaning approximately £140 per annum. The owners of the garages have a shared maintenance liability for the flat roof which is on an as and when basis.

The garage is offered for sale by tender (unless sold previously) and interested applicants are requested to submit their best bids clearly marked **Middle Garage, Off Taunton Road, Swanage** either in a sealed envelope or by email with **Middle Garage, Off Taunton Road, Swanage** in the subject line. The sellers reserve the right not to accept the highest or indeed any offer. The closing date for receipt of tenders is 12 noon Friday 6 June 2025.

VIEWING By appointment only please through the Agents, Corbens, 01929 422284.

Property Ref TAU2145



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

