



Victoria Avenue

Swange

BH19 1AS

**SUCCESSFUL GARAGE WITH GREAT EARNING POTENTIAL
OR DEVELOPMENT OPPORTUNITY WITH PRE-APPLICATION
APPROVAL**

Offers in the Region of £775,000

**ALBURY
& HALL**



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Greystone Garage is a large Purbeck stone built workshop historically used for vehicle repairs with ample storage and parking. The total area is approximately 800 sq.m. which does not include the separately owned chalet bungalow within the site, this property is for sale separately.

A successful Garage for more than 25 years these buildings are perfectly set up for vehicle MOT's and mechanical repairs, but could easily be adapted for any other industrial useage given the extent of both internal and external space.

This industrial building is perfectly located between the two main industrial areas in Swanage and adjacent to a petrol station with shop. It benefits from a yard area for parking and turning.

The Pre-Application proposes to convert the existing large workshop into 3 residential units, also a new residential unit on part of the yard/parking area.. There is also a detached stone building on site which will be kept largely unaltered and be used as a bike store, for general storage and a games room associated with the proposed new residential unit.

Full planning permission has not been submitted.







Viewing by appointment through sole agents:

Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF

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