

# GARAGE UNIT

WOODBURN ROAD, CARRICKFERGUS



**Fergus Properties wish to offer To Let a Commercial Garage Unit off the Woodburn Road in close proximity to the nearby fishing lake comprising of the main unit 28ft x 19ft and a car port measuring 17ft x 13ft. There is also ample parking space to the outside of the building.**

**The Unit has Light and power and an Up and Over Shutter door.**

**Rates are included in the rent.**

**ELECTRICITY TO BE PAID SEPERATELY**

**TENANT TO HAVE INSURANCE TO COVER THEIR USE.**

**RENT PER MONTH - £500.00**

**DEPOSIT - £500.00**



**NOTE:- These Particulars are given that they will not be construed as part of a contract conveyance or lease and are subject to the property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and inquirers must satisfy themselves regarding the description and measurements.**

MAIN UNIT





CAR PORT





The alternative to cash security deposits.  
**More protection. Less hassle.**



Reposit is not a deposit, it is an alternative to a cash deposit.  
Therefore, it works slightly differently.

At the time of signup, you are required to pay a Reposit fee which is the equivalent of one week's rent (split between all tenants - subject to a minimum of £150) as a **non-refundable fee** so that you don't have to pay a cash deposit which is usually one months worth of rent.

As this fee is non-refundable, it cannot be used against any end-of-tenancy charges the letting agent may raise at the end of your tenancy.

However, Reposit is optional and it is up to you whether or not you want to purchase it. If you need more information in order to make a decision please get in touch with us.

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[WWW.Carrickfergusproperties.co.uk](http://WWW.Carrickfergusproperties.co.uk)  
email – [Office@Fergus-properties.co.uk](mailto:Office@Fergus-properties.co.uk)

or

[Ferguspropertiescarrickfergus@gmail.com](mailto:Ferguspropertiescarrickfergus@gmail.com)



WE CAN CARRY OUT AN EPC ASSESSMENT IF YOU  
ARE SELLING OR RENTING YOUR PROPERTY.

**PROPERTIES**  
**fergus**

*Established*

*1976*

**FREE VALUATIONS**

with no upfront fees.

**028 93 362346**

[www.carrickfergusproperties.co.uk](http://www.carrickfergusproperties.co.uk)  
email: [office@fergus-properties.co.uk](mailto:office@fergus-properties.co.uk)

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Fergus Properties 12 Green Street CARRICKFERGUS, BT38 7DT
<a href="http://WWW.Carrickfergusproperties.co.uk">WWW.Carrickfergusproperties.co.uk</a> email – <a href="mailto:Office@Fergus-properties.co.uk">Office@Fergus-properties.co.uk</a> or <a href="mailto:Ferguspropertiescarrickfergus@gmail.com">Ferguspropertiescarrickfergus@gmail.com</a>

PRINCIPAL – Mr James Black (MNAEA)(MARLA)

Dear Prospective Tenant

## **REFERENCE:– TENANT REFERENCING**

As you may be aware, to rent a property a Tenant Reference is required. This reference is to confirm your identity as well as confirming you can afford the rent on the property.

We at FERGUS PROPERTIES use an online referencing company.

**If you wish to apply, please forward an email address to [Ferguspropertiescarrickfergus@gmail.com](mailto:Ferguspropertiescarrickfergus@gmail.com) and will forward you an application to complete and return online.**

***We then assess all applications and if successful details will then be forwarded to our referencing company, who will send you an email with a link directly to their website for you to complete your online application.***

You will be required to upload documents via screenshots or photographs.

When you have completed your application fully, we normally have a response within 24 – 48 hours and will notify you accordingly.

Until the application is complete, we are unable to proceed to a Tenancy.

***SHOULD WE RECEIVE NUMEROUS APPLICATIONS FOR A PARTICULAR PROPERTY, IT IS AT THE DESCRETION OF THE LANDLORD TO CHOOSE AN APPLICATION TO PROCEED WITH.***

If your application is unsuccessful, we can hold this and should you see a further property we manage, the application can be used for that property.





09 July 2025 6:42 pm



