

Freehold Motor Trade Investment

Units 1-9 | The Foundry | Marsh Lane | Boston | Lincolnshire | PE21 7PJ



Ten Units with Eight Separate Lettings Producing Over £39,000 per annum
Buildings Extending to Provide 780sqm, 8,400sqft of Accommodation
Excellent Track Record of Income with Potential for Rental Growth
Brick Clad, Steel Frames on a Site of 0.84acres, 0.34ha

For Sale Freehold
£420,000 Subject to Contract, Excluding VAT

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

Boston is a market town with a population of approximately 83,000 residents and has seen one of the fastest growth rates in the East Midlands over the last 20 year period.

The town is located on the South Lincolnshire Fens, approximately 100 miles to the north of the M25, 100 miles to the south-east of Leeds, 100 miles to the east of Birmingham and 35 miles to the north-east of Peterborough and the A1M.

Marsh Lane is the largest industrial area of the town, being located approximately 1.5 miles southeast of the marketplace.

The site is located in an established general industrial area with neighbours including engineering works, other motor traders, an HGV testing station, power stations and other heavy industrial activities.

Description...

The site comprises a pair of linked steel frame buildings subdivided to produce ten individual units arranged in eight separate lettings.

The site is approximately L shaped, extending with two vehicular accesses from Marsh Lane to the east. Various areas around the units divided for separate yardage areas attached to individual lettings.

The use is primarily motor trade, repairs, body work and general vehicle repairs, being local.

Schedule of Accommodation...

Unit	Term	Expiry	Annual Rent	sqm
1 & 2	3 Years	07.06.2024	£6,516	140sqm
3	1 Year	31.08.2024	£3,504	71sqm
4	1 Year	31.08.2024	£3,504	71sqm
5	1 Year	31.08.2024	£6,600	135sqm
6	1 Year	30.11.2023	£6,132	107sqm
7	1 Year	14.11.2023	£5,844	97sqm
8	1 Year	24.04.2024	£5,595	110sqm
9	3 Years	07.06.2024	£1,416	50sqm
Total			£39,111	781sqm



Tenure...

The property is available freehold subject to the benefit of the existing agreements.

Outgoings...

The units are individually rated with all occupiers responsible for their own utilities and Business Rates.

EPC...

EPC's will be available on request where required.

Viewing...

All viewings are to be made by appointment through the agent.

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