

5 Rural Workshops For Sale, Part Let for Renovation

Workshop Site | West Fen Drainside | Frithville | Boston | Lincolnshire | PE22 7EP



Five Workshop Stores Extending to 751sqm, 7,015sqft in Total

0.25 Hectares, 0.6 Acre Site

Small Rural Workshops Requiring Upgrading and Repair

2 Workshops Let Producing £750 per calendar month, £9,000 Per Annum

Estimated Rental Value of the Whole, £22,800 per Annum

For Sale Freehold with the Benefit of the Existing Occupants

£250,000 Subject to Contract

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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Location...

The historic market town of Boston is located approximately 115 miles to the north of London in the South Lincolnshire Fens and has a population of approximately 73,000 residents.

The town has a large hospital, active port, twice weekly market, strong retail offering, a number of well-regarded schools, strong sporting facilities and is connected to the London mainline through Grantham.

The property is located on the east side of West Fen Drainside approximately halfway between the golf club and Frithville.

Nottingham is 50 miles to the west, Lincoln 35 miles to the north-west and King's Lynn 45 miles to the east.

The property is located to the east side of the road.

Description...

Part Let Development Opportunity.

2 Vehicular Accesses lead to the Main Workshops. A right of way access is to agricultural land and residential property to the rear of the site, marked green on the plan.

Southern Workshop, Unit 1A and Unit 1

Steel framed building, Unit 1A damaged by fire. Building depth 11m approximately.

Unit 1.....80sqm, 870sqft

Unit 1A.....133sqm, 2,515sqft

Currently vacant

Unit 2 Nissan Hut.....135.6sqm, 1,460sqft

Currently let, £250/calendar month

Northern Workshop, Unit 3 and Unit 4

Unit 3.....135.6sqm, 1,460sqft

Currently let at £500/calendar month.

Unit 4.....67.8sqm, 730sqft

Previously let at £3,600/calendar month, currently vacant.

Schedule of Accommodation...

Unit 1	233.0m ²	2,515ft ²	Vacant
Unit 1A	77.8m ²	840ft ²	Vacant
Unit 2	135.6m ²	1,740ft ²	Currently let
Unit 3	135.6m ²	1,460ft ²	Currently let
Unit 4	67.8m ²	730ft ²	Vacant
GIFA	651.0m ²	7,015ft ²	
Site Area est	0.25 ha	0.6 acres	

Tenure....

The property is currently available freehold subject to the current informal agreements for Units 2 and 3.



Outgoings...

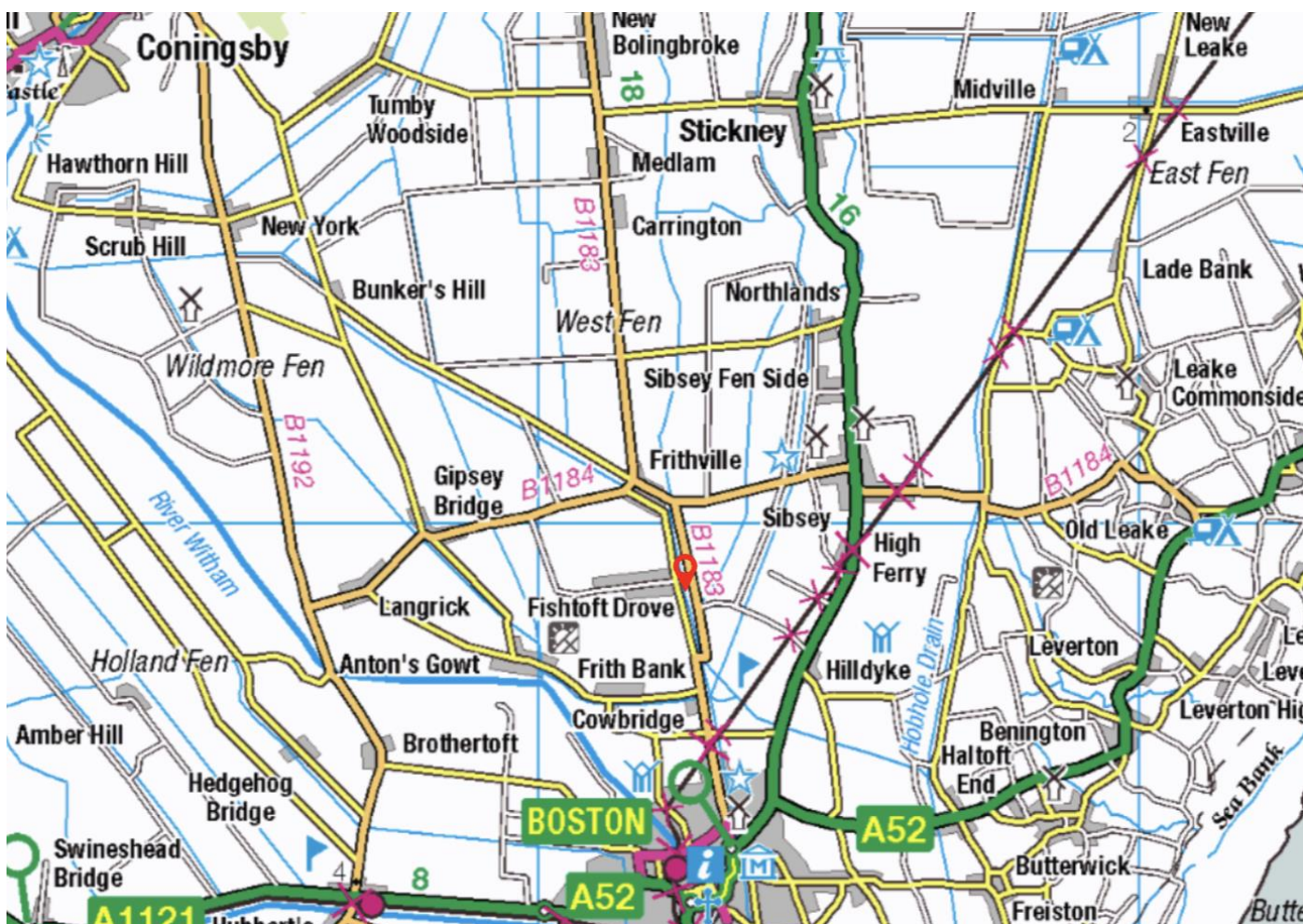
The site has 5 individual rating hereditaments ranging from £780 to £6,400. Full details are available on the VOA Website.

Viewing...

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

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