

Showroom, Workshops and Storage Facility For Sale Freehold with Vacant Possession

Former Vehicle Showroom | Boardsides | Boston | Lincolnshire | PE21 7NY



Glazed Showroom Extending to 413sqm, 4,440sqft
Over 660sqm, 7,000sqft of Workshops to the Rear
145ft, 42m Road Frontage with Site Area of 1.06 acres, 0.42 hectares
Total Showroom/Workshops 1,087sqm, 11,070sqft
Space for over 80 Vehicles, Hard Surfaced Storage to the Rear
Rear Workshop Let £15,000 per annum on a Lease Expiring 2023
High Profile Former Vehicle Showroom Close to Peugeot, Mini, BMW and Mercedes

For Sale Freehold with Vacant Possession
£895,000 plus VAT Subject to Contract

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Location...

The thriving market town of Boston has a population of 68,000 residents and is 115 miles to the north of London on the South Lincolnshire Fens.

Nottingham is 45 miles to the west, King's Lynn 30 miles to the east, Peterborough 35 miles to the south-west and the County City of Lincoln 35 miles to the north.

The site is located on the edge of Boston's main motor trade area on the main vehicular entrance to the site at the top of Sleaford Road on the Boardsides.

Boston Aerodrome is to the west, a new self store building is in the process of construction immediately to the east. The Princess Royal Sports Stadium, Rugby Club and Athletics Track is located to the north. Former Crystal Motors Showroom, Mercedes, BMW and Mini Showrooms are to the east. The Endeavour Way Business Park, Tesco, B&Q, Dunelm and Lidl are located nearby.

Description...

An HGV gated entrance leads to the front tarmac display area with space for over 30 vehicles.

A ramped access leads up to the **Main Showroom Area**, having sliding doors and a return glazed frontage measuring 22.9m x 17.8m with an internal eaves height of 3m, 407.6sqm, 4,385sqft.

This has a suspended ceiling currently partitioned to provide amenity area with **kitchenette, WC's and 4 offices** averaging 4.2m x 3.2m each.

The showroom is linked to the **Middle Workshop** with sliding doors measuring 22.4m x 15.2m, 341sqm, having an internal eaves height of 3m, high impact concrete floors.

To the rear of the middle workshop is the **Rear Workshop** 22.4m x 15.2m, internal eaves height 3m, high impact concrete floors, currently let to a tenant at £15,000 per annum plus VAT, lease expiring in 2023.



Schedule of Accommodation...

Front Showroom	407m ²	4,385ft ²
Mid Workshop Store	341m ²	3,670ft ²
Rear Workshop	338m ²	3,640ft ²
Total	1,087m ²	11,700ft ²

Outside...

To the western side of the property is a gravelled area for vehicle display spaces along the western boundary with additional vehicle storage areas to the rear.

Service Charge...

The tenancy on the rear workshop is on Full Repairing and Insuring terms at a passing rent of £15,000 per annum with a service charge of 25p/ft plus annual building insurance.

Tenure...

The property is available vacant and part let with the part let workshops available vacant with the workshop to the rear let for approximately 2 years left to run.

Outgoings...

The premises are listed with the Valuations Office as follows:

	Rateable Value
Unit A	£13,500
Unit B	£7,600
Unit C	£12,250

EPC...

The Energy efficiency rating for this property is D87. Full details are available on request.

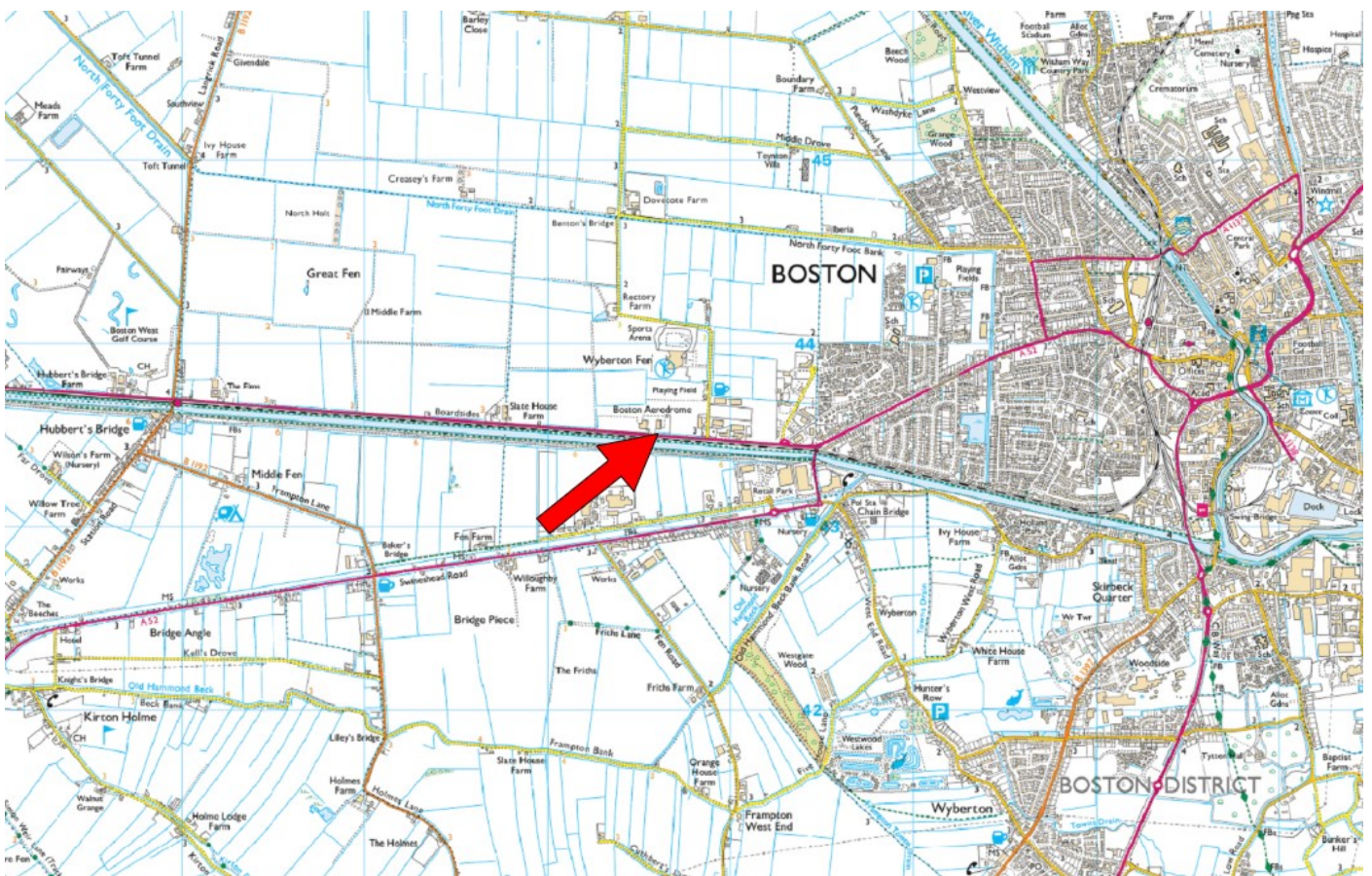
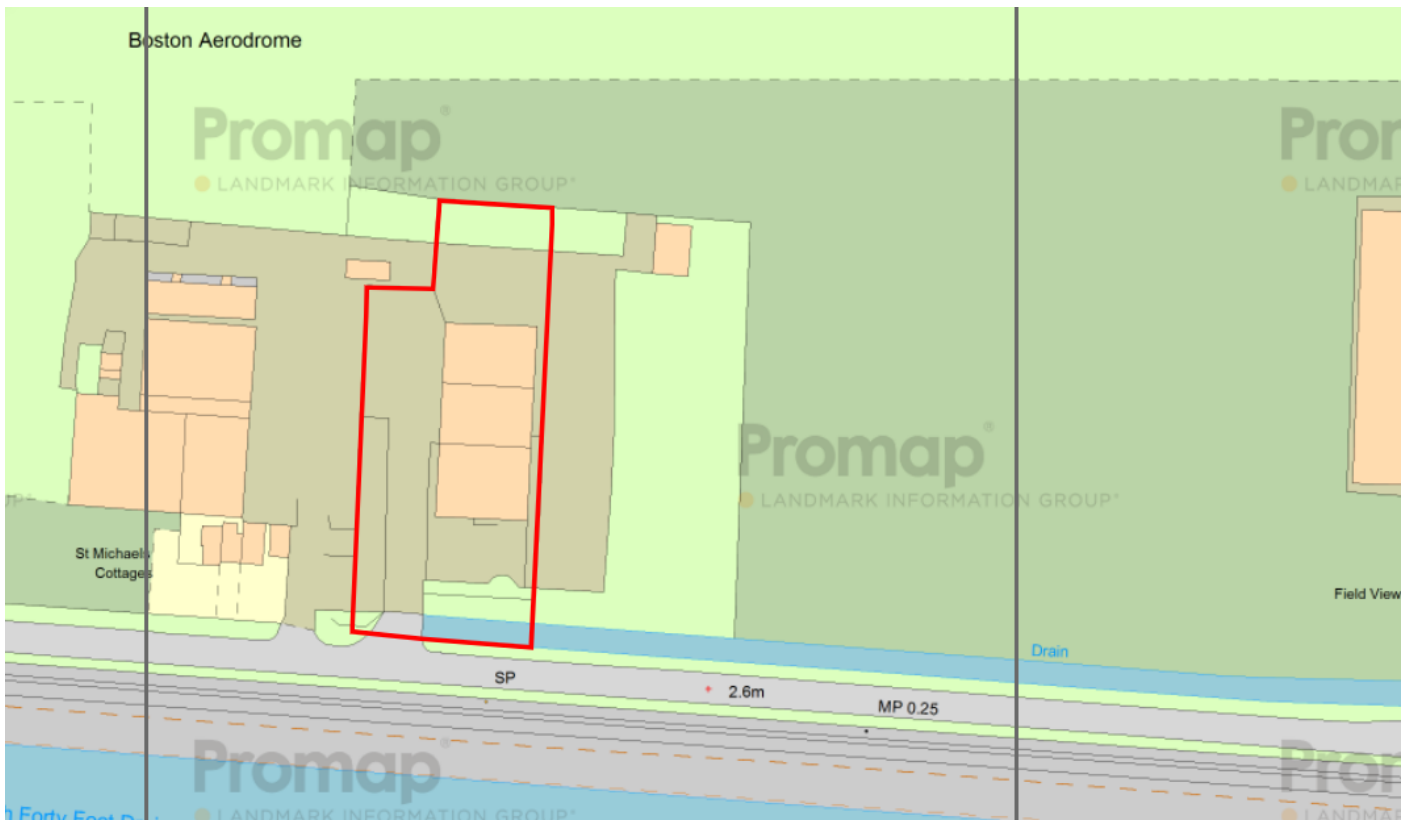
Viewing...

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

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