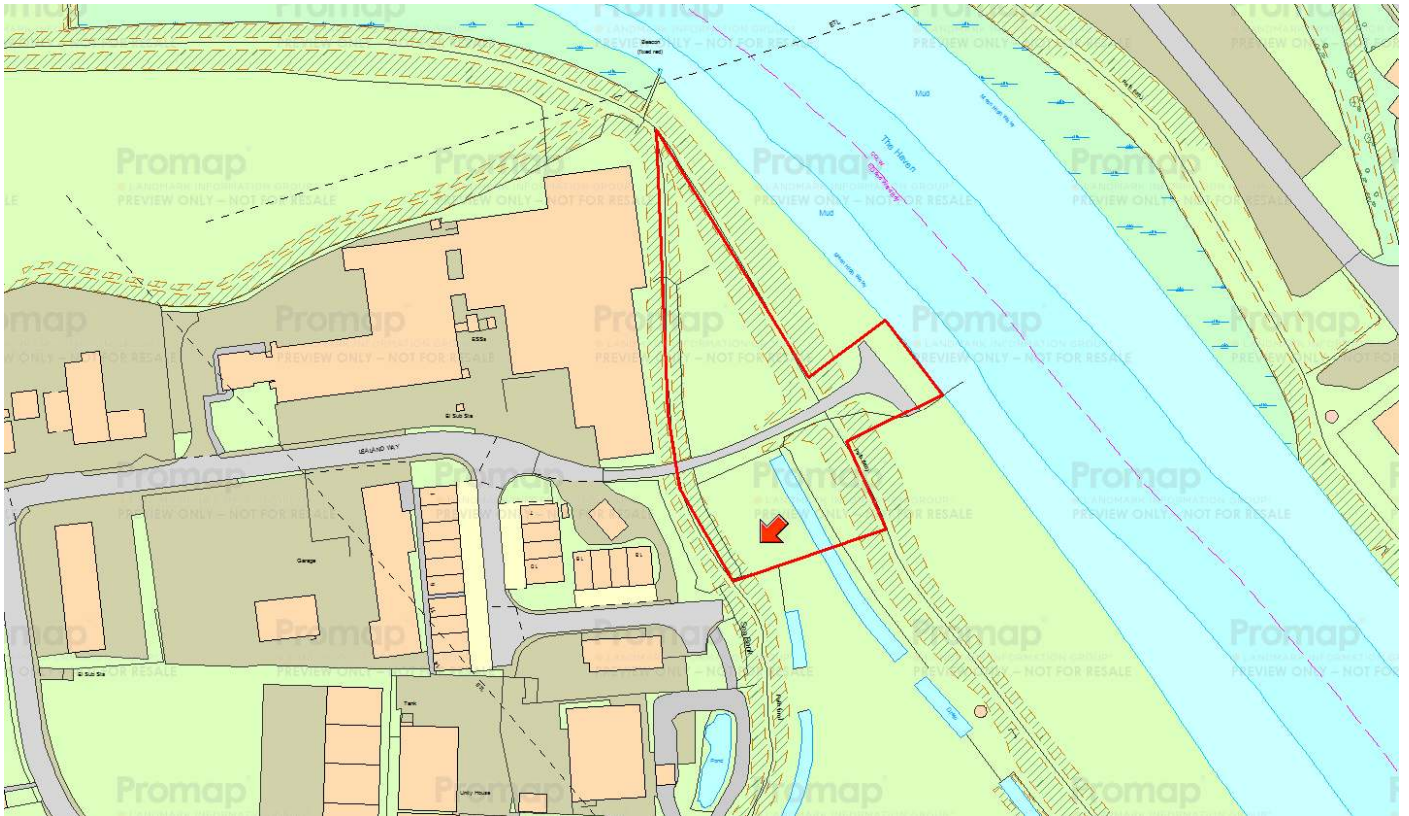


1.5 Acre Secure Boat Storage Site with Launching Pad to the Tidal River Haven

Boatyard Off Lealand Way | Boston | Lincolnshire | PE21 7SW



Rare Opportunity to Acquire a New Lease on a Secure Boat Compound
Launching Strip Directly into the Tidal Haven
Hard-Surfaced with Drainage

Available to Let Leasehold
No Ingoing Premium
£20,000 plus VAT per annum

Location...

Boston is a bustling market town with a range of local amenities located on the South Lincolnshire Fens, Peterborough is approximately 35 miles to the north-west and London 110 miles to the south.

The site is located to the east of Lealand Way past Paragon Labels. A gated access leads to the palisaded yard.

A location and site plan are included within these particulars.

Accommodation...

The yard is level and irregular extending to approximately 1.5 acres bounded by 2.4m high palisade fence. The yard also has a gated entrance to the south and a gated exit to the slipway, which is concreted within the demise and extends into the tidal Haven at mean high tide.

Tenure...

The property is available on the basis of a new Full Repairing and Insuring sub-lease with a minimum term of three years.

A contribution of £750 will be extended towards reasonable legal fees with regards to the preparation of the lease.

Rent will be paid quarterly in advance with a deposit to be held equivalent to a quarter of a year's rent paid upfront.

VAT...

VAT is applicable to the lease.

Viewings...

By appointment through the agent.

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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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