



BOUNDARY FOR INDICATIVE PURPOSES ONLY

BOSTON WEST BUSINESS PARK

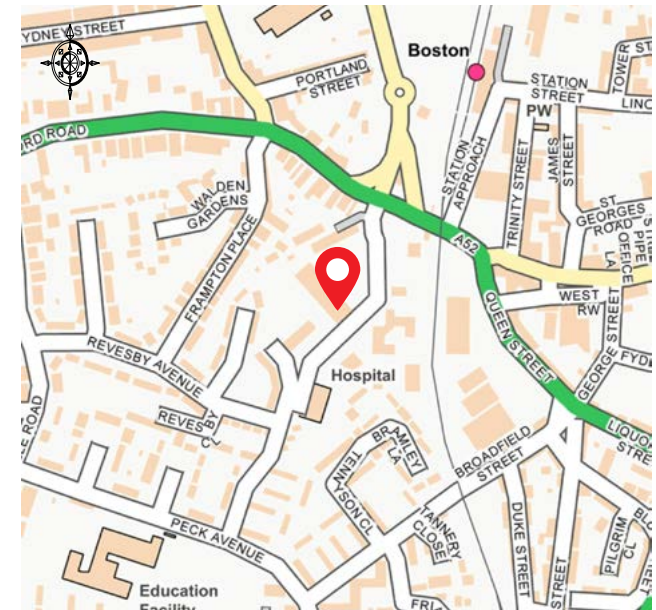
SLEAFORD ROAD, BOSTON, PE21 8EG

For Sale - Health Care Investment / Development Opportunity



INVESTMENT SUMMARY

- Opportunity to acquire the **Former Tru Gym** and **NHS** building, which occupies a prime position on the fringe of Boston City Centre.
- Boston is a market town and inland port in the county of Lincolnshire.
- Prominent location on the A52 Sleaford Road and in close proximity of prime retail core.
- Neighbouring healthcare operators including, Sidings Medical Practice, Sandhill's Day Nursery, Boston West Hospital (Ramsay Health Care), Lloyds Pharmacy and the Archway Centre.
- The property comprises both the NHS and a former fitness centre, extending to a total of **1,672.26 sq m (18,000 sq ft)** together with extensive onsite car parking.
- Site area extending to 1.96 acres (0.79 hectares), offering a unique development opportunity, subject to planning permission.
- Part of the property is let to the **Lincolnshire Partnership NHS Foundation Trust** for a term of 5 years, commencing 5th April 2023, drafted inside The Security of Tenure Provisions of the Landlord and Tenant Act 1954, at a rent of £107,600 per annum.
- The property is available on a **Freehold** Basis.
- We have been instructed to seek offers in excess of **£1,000,000 (One Million Pounds)**, subject to contract and exclusive of VAT.



LOCATION

Boston is a bustling market town with a range of local amenities located on the South Lincolnshire Fens. It has a retail catchment area of over 130 shoppers and a population of 70,500 residents (Census 2021). It is located approximately 115 miles to the north of London, 35 miles to the south east of Lincoln, 40 miles to the east of Nottingham and 35 miles to the west of Kings Lynn.

SITUATION

The property is situated just to the west of the town centre, fronting the A52 Sleaford Road and forming part of the established Boston West Business Park. Boston West Business Park has been developed into a major edge of town centre scheme orientated towards the healthcare sector and includes Sidings Medical Practice, Sandhill's Day Nursery, Boston West Hospital (Ramsay

Health Care), Lloyds Pharmacy and the Archway Centre.

Nearby occupiers include Asda, Aldi, McDonalds, Pets At Home, Currys and Halfords to name but a few.

In addition, Boston Railway Station is within 0.4 km north east of the site.





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ACCOMMODATION

We understand the property provides the following floor areas which are for guidance purposes only.

AREA	SQ FT	SQ M
Former Tru Gym (GIA):	9,392	872.548
NHS (NIA):	8,608	799.712

SITE AREA

The site extends to approximately 1.96 acres.

RATEABLE VALUE

Business Rates	2023/2024
Former Tru Gym:	£70,000
NHS:	£68,500

EPC

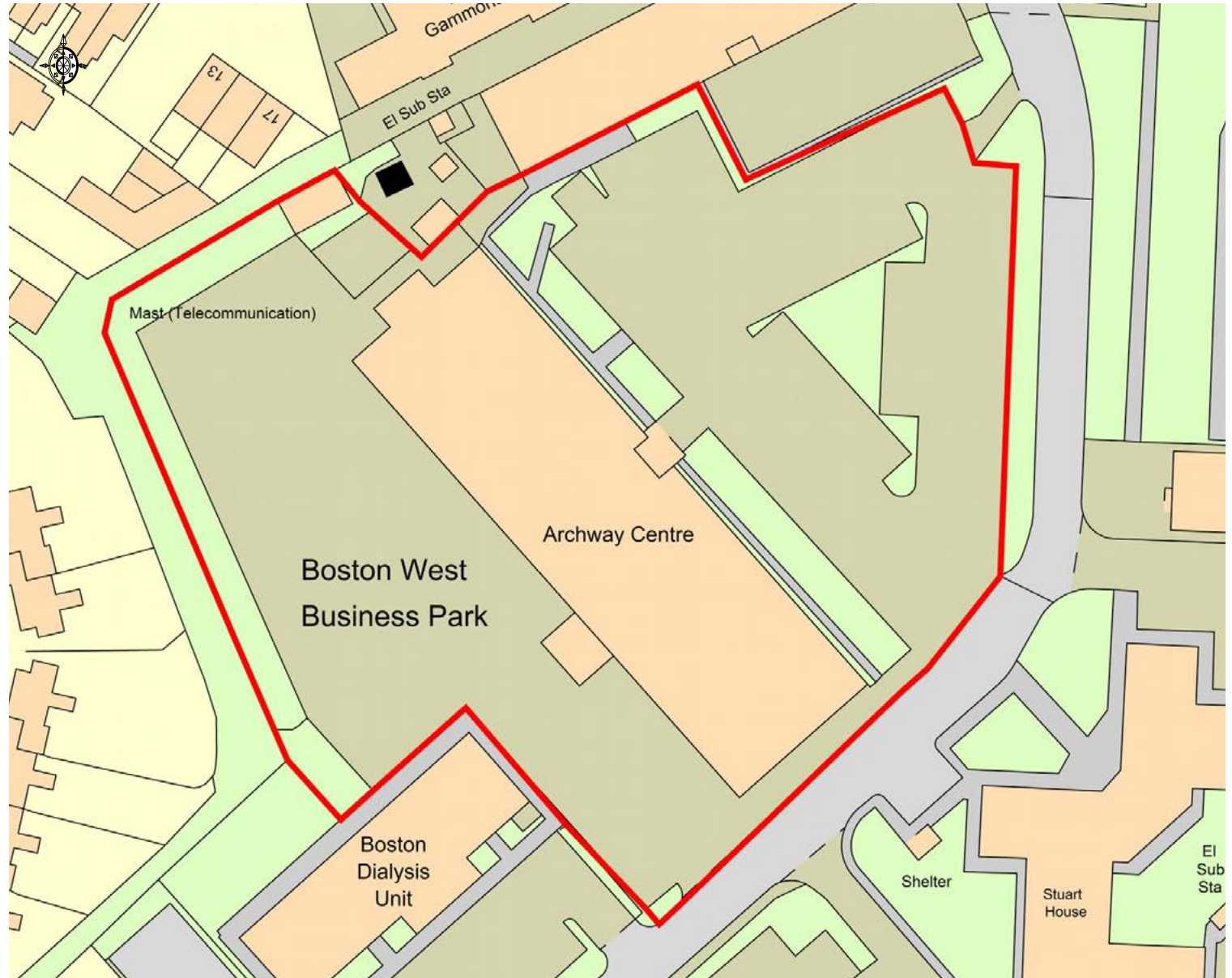
The premises has an EPC assessment of C 60 and B 35.

TENURE

The property is available on a freehold basis, under Title Numbers LL201465 and LL258168.

LEASE

Part of the property was let to the Lincolnshire Partnership NHS Foundation Trust for a term of 5 years, commencing 5th April 2023, drafted inside The Security of Tenure Provisions of the Landlord and Tenant Act 1954, at a rent of £107,600 per annum.





PROPOSAL

We have been instructed to seek offers in the region of £1,000,000 (One Million Pounds), subject to contract and exclusive of VAT.

VAT

VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

VIEWING

Strictly by appointment only with the Sole Agent, Savills.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agent:

Victor Ktori
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