

# BRUCE MATHER LTD



## Storage Yard, Broadfield Lane, Boston, PE21 8DR

Bruce Mather are pleased to offer FOR SALE this Container Storage Yard of approx 0.36 acres. The yard is situated within a fenced and gated site and produces a gross income in excess of £53,000 per annum.

- **INVESTMENT OPPORTUNITY FOR SALE**
- **Established Industrial Area**
- **South of Town Centre**

**£560,000**

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# Storage Yard, Broadfield Lane, Boston,

## LOCATION

This investment opportunity is located on the east side of Broadfield Lane, being a small established industrial area situated to the south of Boston town centre, and is accessed off the A52 which is one of the main arterial routes running through Boston.

Boston is an historic Fenland Market Town located approximately 120 miles north of London, which is in easy reach with regular train services from Peterborough to Kings Cross, with Peterborough being some 35 miles to the south.

## DESCRIPTION

The property comprises of a secure yard with palisade fencing to the front and side and double palisade gates housing 50 storage containers which are all rented out on license for £90 per calendar month.

## LICENCE

A copy of all licences can be made available for inspection at our offices.

## PRICE

£560,000 subject to contract

## VAT

We understand that VAT will not be charged in addition to the purchase price at the prevailing rate.

## TENURE

Freehold. The containers are on licence and will not be sold with vacant possession unless a licensee has surrendered possession.

## AGENTS NOTE

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent.

All properties are offered subject to contract or formal lease offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

Bruce Mather Limited for themselves and for Sellers and Lessors of this property whose Agent they are give notice that:-

1) the particulars, whilst believed to be accurate, are set out as a general outline for intended buyers or lessees and do not constitute nor constitute part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) no person in the employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## VIEWINGS

Strictly by prior appointment with Bruce Mather Limited. Tel: 01205 365032,

## DIRECTIONS

From our offices in Pump Square proceed to John Adams Way, continue over Haven Bridge and take the second exit at the roundabout into Liquorpond Street. At the traffic lights, turn left into Broadfield Street and continue to the T junction. Turn left and left again to the bottom and the Units can be found on the right hand side.



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