

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



## **Unit 5 Norwood Yard, Fishtoft, PE21 0RN** **£14,950 Per Annum**

A steel portal framed workshop/warehouse TO LET with a storage yard at £14,950 per annum exclusive, composite panelled roof and insulated walls.

Offering internal space of approx. 2650 sq. ft. (246sq.m.) with a further 0.28-acre yard. The Unit is located on the edge of the village of Fishtoft.

## SITUATION

The site is situated on the edge of the village of Fishtoft with agricultural produce areas of Freiston, Butterwick, Benington, Leverton, Old Leake, Wrangle and Friskney to the north and Boston, Wyberton, Kirton, Frampton, Brothertoft, Sutterton, Algarkirk and Wigtoft to the south and west.

Norwood Yard is approx. 0.5 mile from the centre of the Fishtoft village and 2.5 miles southeast of the market town of Boston. The site is just under 3 miles from the A52 trunk road and 2.2 miles approx to Boston Dock.

## WAREHOUSE/WORKSHOP

With a pitched composite roof, insulated walls, a high roller shutter door, an assisted roller shutter door to the side, and a second personnel door to the rear. It features a high-impact concrete floor, roof light panels, and ceiling strip lights, along with 3-phase electricity.

60' x 34' 7" x 40' x 14' 7"

## YARD

To the side and rear of the workshop, there is a 0.28-acre storage yard, including the concrete parking to the front of the property.

## REFERENCES

Prospective tenants are required to pay £49.95 for a credit check.

## SERVICES

We understand that the site has the benefit of mains electricity and water. No services apparatus or equipment has been tested by the Agents and, as such, no warranty is either implied or given as to their condition. Communal toilet block.

## VAT

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

## DEPOSIT

A deposit bond equivalent to two month's rent is required.

## TENURE

### LEASEHOLD.

New negotiable length lease term is available on the basis of the tenant being responsible for the maintenance and repair of the building, reimbursing the Landlord for the annual insurance premium and paying all other normal outgoings, e.g. Business rates, electricity etc. Also, the unit will be let on the basis of the security of tenure provisions of the 1954 Landlord and Tenant Act Part II - Sections 24-28 being excluded.

## BUSINESS RATES

The tenant is to be responsible for the payment of business rates. Interested parties should contact

Boston Borough Council to verify the amount of business rates payable. (Tel: 01205 314413) Present rateable value £12,750 per annum.

## LEGAL COSTS

The ingoing tenant to be responsible for the Landlord's reasonable costs in the preparation of the lease document. Approx £975 + VAT.

## AGENTS NOTE

NOTE; Other units are also available to lease on this site. Please discuss this with the Agent.

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 given 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.

## VIEWING

Strictly by appointment only through the selling agents, Bruce Mather Limited. Tel: 01205 365032 Option 3.

## DIRECTIONS

From our offices in Pump Square, proceed via Main Ridge West to the traffic lights on Pen Street. Then, turn right into Botolph Street and right again at the lights onto John Adams Way. After that, turn immediately left into Main Ridge East and proceed over Vauxhall Bridge into Freiston Road. Continue straight on into Eastwood Road and proceed to the end. Finally, turn right at the mini roundabout into Priory Road and then immediately right into Church Green Road. You will find the development site on the right-hand side.



### Area Map



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