



## EX BUILDERS MERCHANT'S DEPOT, BOSTON ROAD SOUTH, HOLBEACH, PE12 7LR

### FOR SALE

- Site area 0.38 acres
- Enclosed yard area of 7,240 sq ft (6,727 m<sup>2</sup>)
- Building 9,268 sq ft
- Next to Tesco Supermarket and car park

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Property and Business Consultants

[brown-co.com](http://brown-co.com)

**GUIDE £400,000 | 0.38 ACRES**



## LOCATION

The site is located off Holbeach town centre on Boston Road South, the B1168, between the town centre and the A17.

## DESCRIPTION

The site benefits from open frontage, enclosed yardage, and circa 9,268 sq ft of buildings including the sales area to the front.

The site has road frontage with a car parking area off the B1168. The site is self-contained with a range of buildings, the majority with direct access to the enclosed concrete yard.

## ACCOMMODATION

AREA	SIZE (Sq Ft)
Sales Area	429
Sales Area	142
Storage Area	1,388
Kitchen and W.C.	
Storage	7,308
Enclosed Yard	7,240
Frontage	4,240
Site Area	16,742 (1,555.4 M <sup>2</sup> )
Total	0.38 Acres

## PLANNING

The site has previously been used as a builder's merchant's depot.

## SERVICES

The site benefits from mains electricity, foul and clean water and mains gas.

## TERMS

The site is available for sale as a whole with the benefit of vacant possession.

## VAT

The guide price quoted within these particulars of sale is exclusive of VAT at the prevailing rate and, as far as we are aware VAT will not be charged on this transaction.

## EPC RATING

The property has an EPC Rating of ????????????????

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to, and with the benefit of, all existing obligations and rights, including rights of way, whether public or private, light, support, drainage, water, electricity supplies and other obligations, easements, quasi-easements and all wayleaves, whether referred to or not in these Particulars. It is to be noted that there is an electricity cable crossing part of the site which will need to be buried.

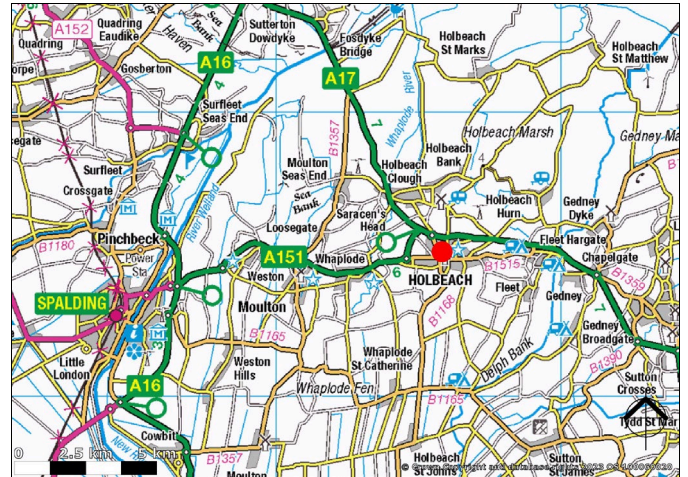
## ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

## VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Letting Agent:

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