Due to Relocation

Motor Trade Premises For Sale Extending to Provide Over 760sqm, 8,180sqft of Accommodation on 1.3 Acres, 0.54 Hectares with Development Potential

Motor Trade Site | The Drayton | Swineshead | Boston | Lincolnshire | PE20 3JN



Over 140m of Road Frontage Strategically Located Close to the A52 and A17 Rare Opportunity to Acquire Freehold Motor Trade Dealership Due to Relocation Over 140 Vehicle Display and Storage Spaces

- 2 Separate Showrooms with Integral Sales Offices
- 2 Separate Workshops with 7 Working Bays and Valeting Area

For Sale Freehold with Vacant Possession £750,000 Subject to Contract



Location...

The property benefits from a visible location from the A52 trunk road close to the intersection with the A17 trunk road, 7 miles to the west of Boston on the South Lincolnshire Fens.

Peterborough is approximately 35 miles to the south-west, King's Lynn approximately 45 miles to the east and Nottingham approximately 50 miles to the west.

Description...

The premises comprises a bespoke motor trade dealership arranged to provide 2 showrooms, 2 workshops, a valeting bay and over 140 vehicle display and storage spaces.

The site benefits from partial air conditioning, a portacabin display office, external lighting and mains services.

Showroom No. 113.6m x 19.5m overall, 265sqm

Accommodation...

Office No. 1	2.4m x 3.5m, 8.4sqm
Office No. 2	2.4m x 3.5m, 8.4sqm
WC's	
Disabled WC's	
Gents WC's	
Showroom No. 2	11m x 8m, 90sqm
Office No. 3	4m x 4m, 16sqm
Office No. 4	4m x 3m, 12.5sqm
Office No. 5	9.6m x 2.3m, 22.8sqm
Total Showroom 2	135sqm



Agent's Notes...

Adjoining the property is a cottage let on an Assured Shorthold Tenancy which is available subject to separate negotiations.

Outgoings...

The property has a Rateable Value of £36,750. Full details are available on the VOA Website.

EPC...

Updated Energy Performance Certification has been instructed and will be available on request.



Viewing...

All viewings are to be made by appointment through the agent.

Poyntons Consultancy. sales@poyntons.com | poyntons.com

Schedule of Accommodation...

Showroom No. 1	265m ²	2,850ft ²
Showroom No. 2	135m ²	1,455ft ²
Workshop No. 1	269m²	2,895ft ²
Workshop No. 2	91m²	980ft ²
Total	760m ²	8,180ft ²
Site Area	0.54 ha	1.3 acres





poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694 www.poyntons.com









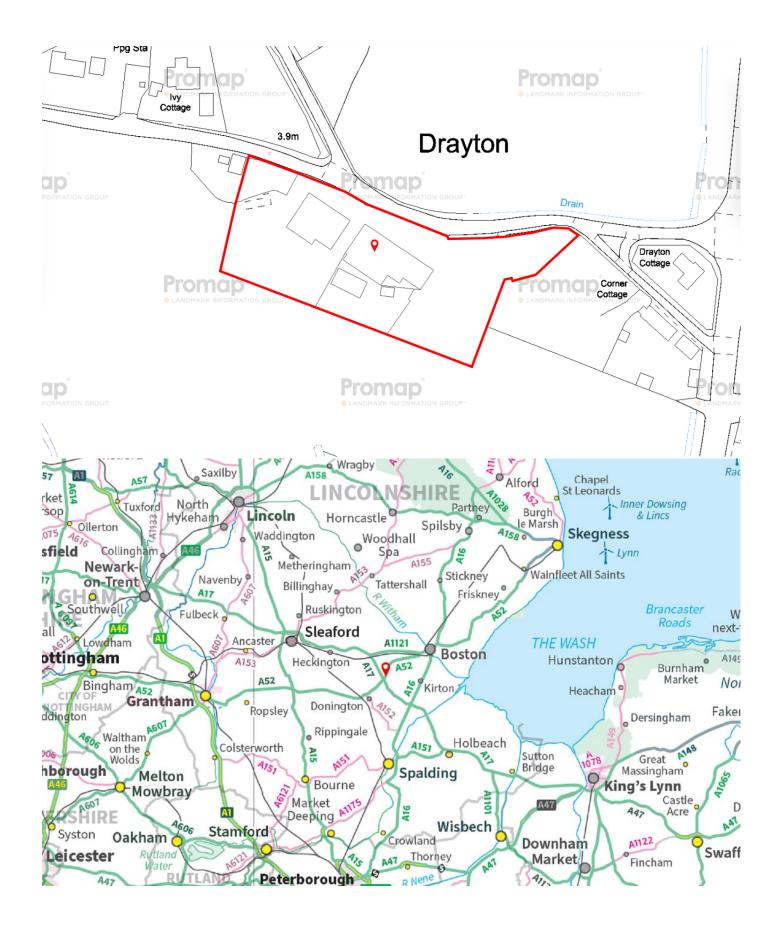












Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

