

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

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



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.

Accommodation...

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

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

Workshop.....19.5m x 13.6m, 269sqm

Arranged to provide 5 bays, Internal Eaves Height Min 4m

2 Bay Workshop.....13m x 7m, 91sqm



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	269m ²	2,895ft ²
Workshop No. 2	91m ²	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
sales@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.

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com

