

Freehold Motor Trade Premises Available For Sale Extending to Over 10,000sqft on 1.1 Acres

Motor Trade Premises | Boardsides | Boston | Lincolnshire | PE21 7NU



High Profile Location on Busy Road Near Other National Motor Trade Dealerships
Steel Framed Motor Trade Showroom and Workshops
Over 100 Vehicle Display Spaces, Extensive Canopied Areas, Separate Rear
Workshops, Valeting Bay, Administration Areas, Extending to a Total of 934sqm,
10,055sqft, Partial Air Conditioning on Tiled Glass Fronted Showroom

For Sale Freehold with Vacant Possession
£775,000 plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The fast-growing town of Boston is located approximately 115 miles to the north of London on the South Lincolnshire Fens.

The town has a population catchment of around 73,000 residents, strong retail, sporting and educational offering, large port and twice weekly market.

The property is located on the western side of town in an area of predominantly motor trade, commercial and industrial use. Nearby properties include a Tesco Supermarket, B&Q, Lidl as well as motor trading dealerships including Mercedes, BMW, Peugeot and Mini.

The property is located on Boardsides close to BMW, Mercedes, Peugeot and Mini Dealerships.

Description...

Hooped vehicular access leads to an extensive tarmacadam vehicle display space with room for over 50 sales cars, with canopied vehicle display space.

Showroom.....35m x 9.9m and 15m x 5.5m ave
Having double entrance doors, tiled floors and suspended ceilings.

The showroom has 5 sales offices averaging 15sqm each with WC's off and a kitchenette.

A gated palisade fence leads to the rear of the vehicle display area with space for an additional 50 cars.

Workshop No. 1.....184m x 9.5m, 175sqm

Workshop No. 2.....14.5m x 30m, 188sqm
Internal eaves height 3.5m.

Having roller shutter doors and arranged to provide 7 separate bays.

Vehicle Valeting Bay.....12m x 6m, 75sqm



Schedule of Accommodation...

Site Area	1.1 acres	0.4 ha
Showroom	433m ²	4,660ft ²
Ancillary Accommodation	95m ²	1,020ft ²
2 Workshops	373m ²	3,853ft ²
Valeting Bay	75m ²	810ft ²
Total	934m ²	10,055ft ²

Outgoings...

The property has a Rateable Value of £65,000.

EPC...

The property has an Energy Performance Assert Rating D88. Full details are available on request.

Viewing...

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

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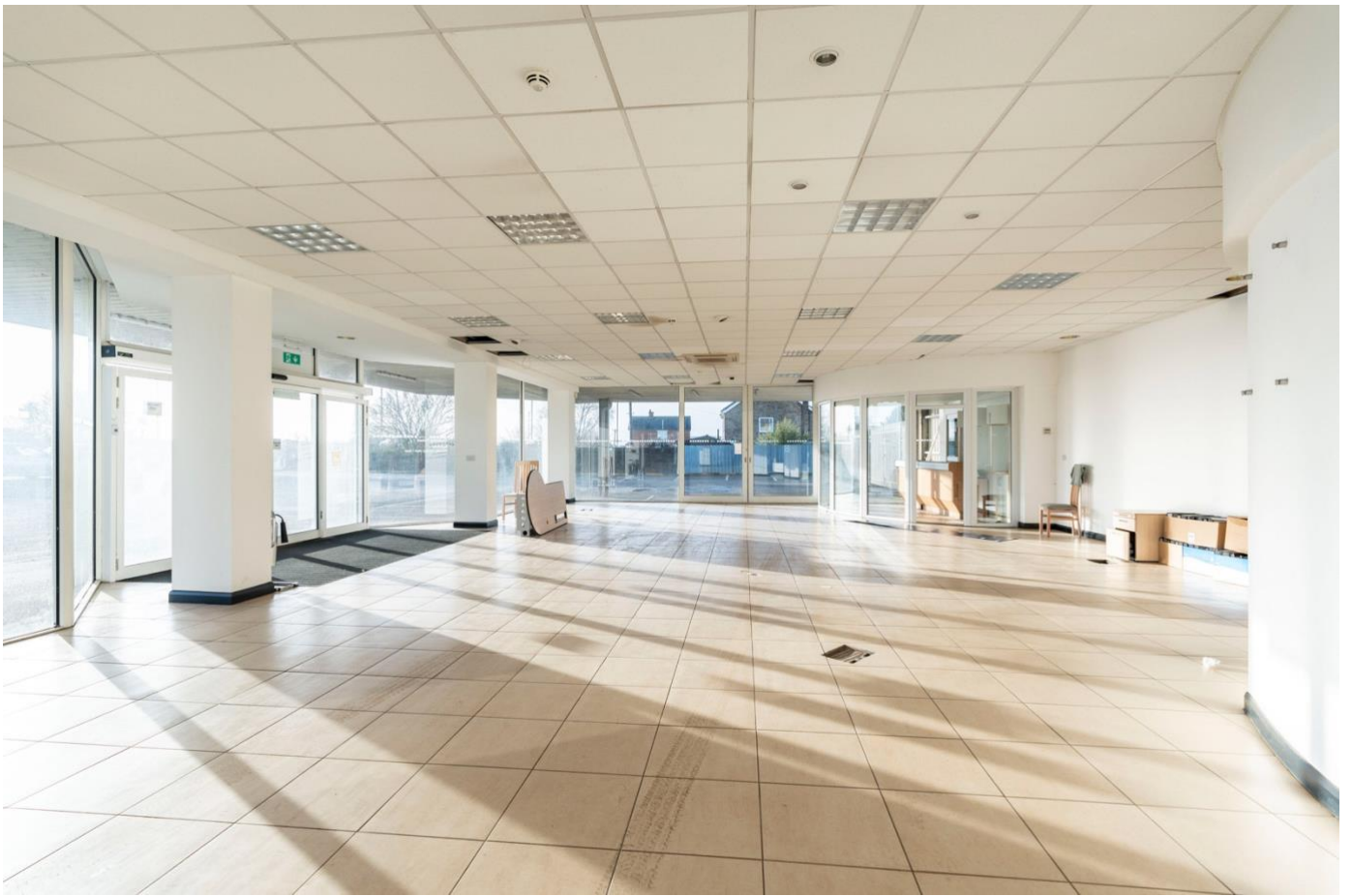
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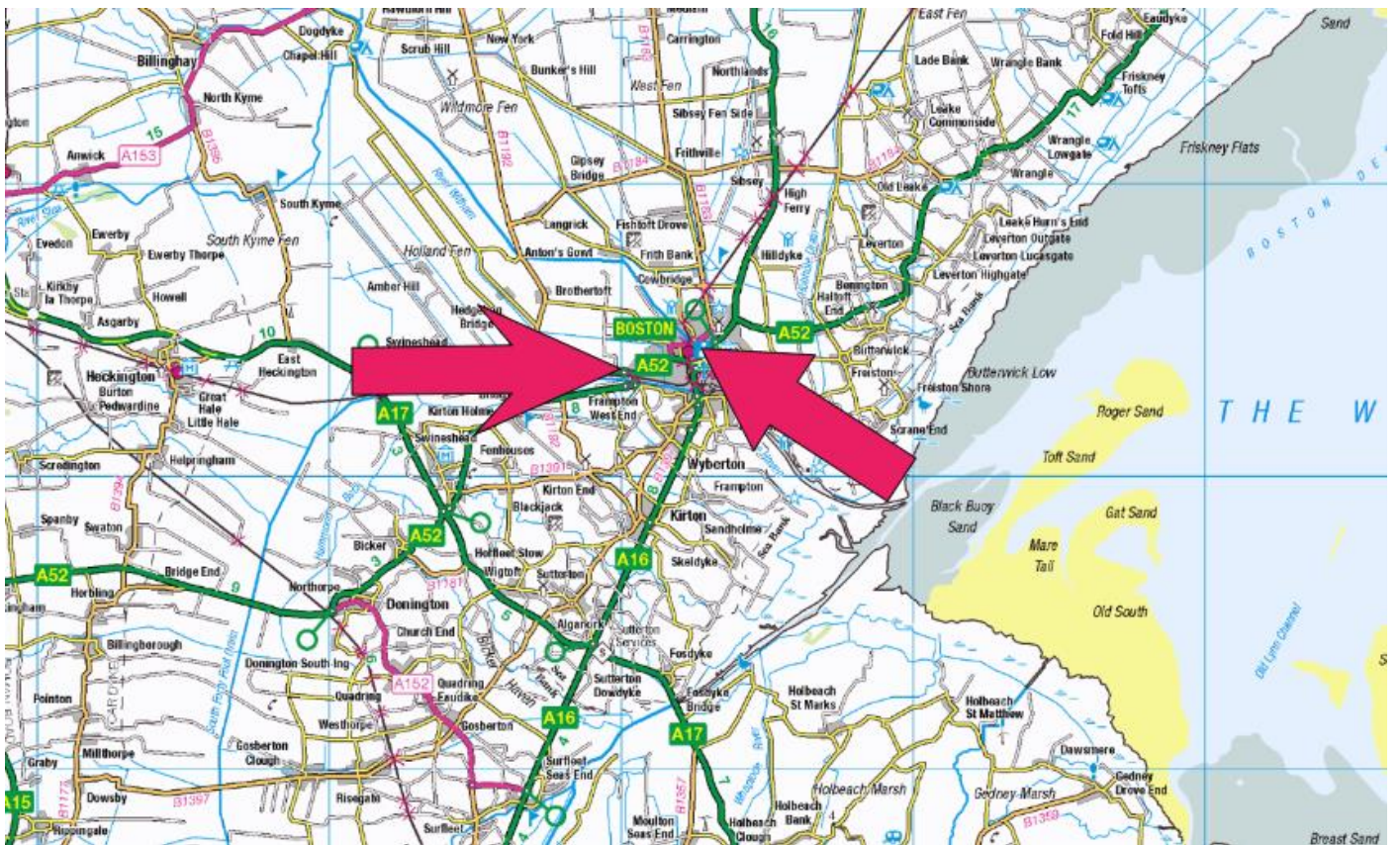
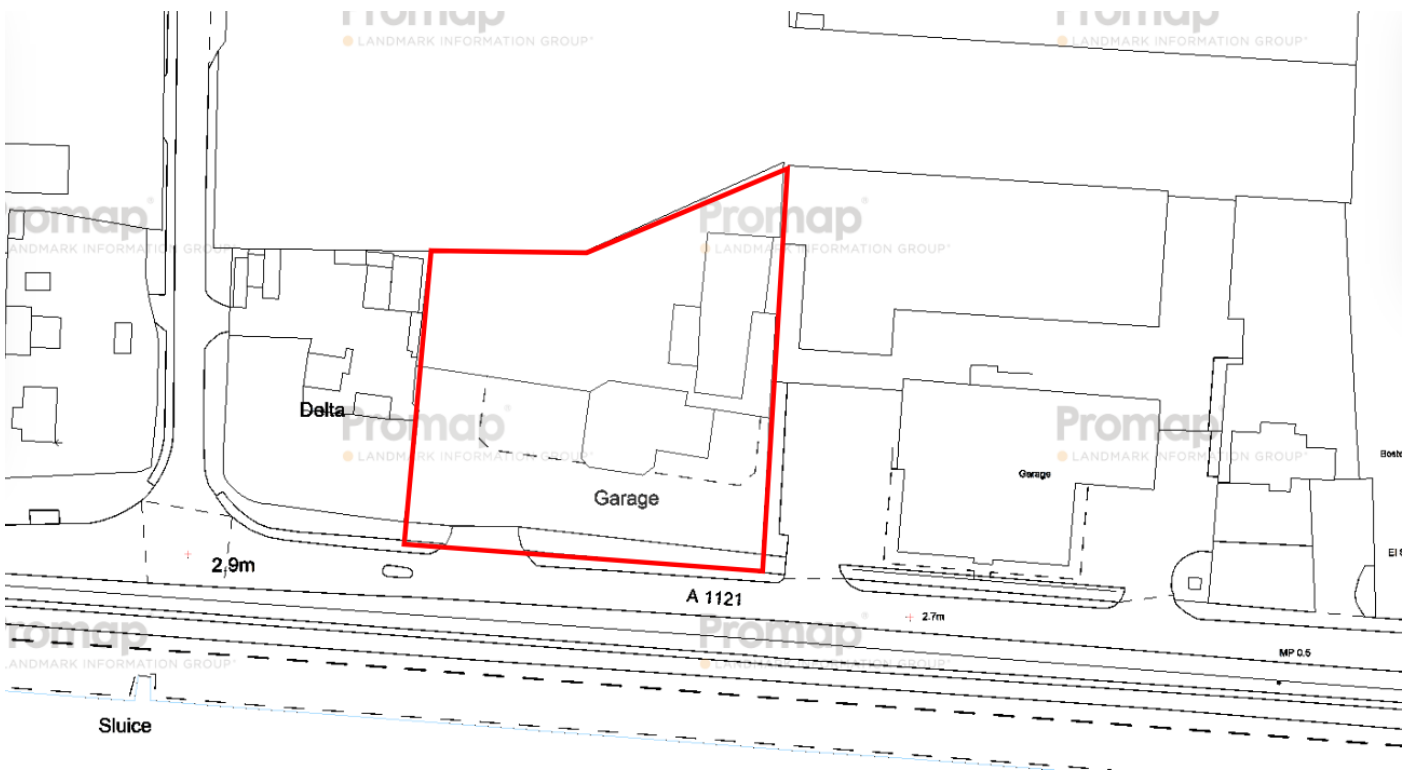
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