

# BUSINESS UNAFFECTED

## Reversionary Workshop Investment Comprising Testing Station and Trailer Storage Site

HGV Testing Station | Marsh Lane | Boston | Lincolnshire | PE21 7PJ



Modern 6m High Steel Portal Frame HGV Through Testing Station on 1.1 Acres,  
0.46 Hectare Site with Trailer Storage and Double Road Frontage to Marsh Lane  
and Battery Lane

Subject to a 5 Year Full Repairing and Insuring Lease at £22,000 pa plus VAT

Available For Sale Freehold Subject to Existing Tenancy  
£375,000 plus VAT Freehold Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

01205 361694  
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## Location...

The market town of Boston has a population of approximately 72,000 residents and is located on the South Lincolnshire Fens close to the A16, A52 and A17 trunk roads.

The town has a rich commercial history in association with nearby agricultural land and large port, hospital, well regarded retail and sporting offerings.

Riverside Industrial Estate is an expanding estate located in the south-east quadrant of the town, close to the A16 trunk road.

Marsh Lane is the main road within the estate leading to the BAEF1 and BAEF2 Power Station projects and Bittern Way.

The property is located to the west side of the road on the junction with Battery Lane therefore having a return road frontage.

## Description...

The property comprises a bespoke testing centre let out on Full Repairing and Insuring Terms.

The main building is a modern steel portal frame with 6m internal eaves height, a lorry pit and office.

The building is located in the centre of the site there being 2 entrances, one from Battery Lane and an exit on to Marsh Lane.

**Main Building**.....35m x 7.5m, 413sqm, 4,455sqft  
Having pitched roof.

**Office**.....35sqm, 400sqft

**Canopy**.....73sqm, 785sqft

To the rear of the main building is the main access, the front of the site being concreted to a high standard.

The site extends to the north at the rear, currently providing trailer storage.



## Tenure...

The property is let on Full Repairing and Insuring Terms on a lease dated 1<sup>st</sup> February 2025 to the 31<sup>st</sup> January 2030 as a commercial vehicle MOT test station.

The passing rent is £22,000 per annum with rent reviews every 2 years. Copies of the lease are available on request.

## Outgoings...

The tenant is responsible for all outgoing including Business Rates and utilities. The unit has a Rateable Value of £22,250, full details are available on the VOA website.

## EPC...

Energy Performance Certification will be available as required.

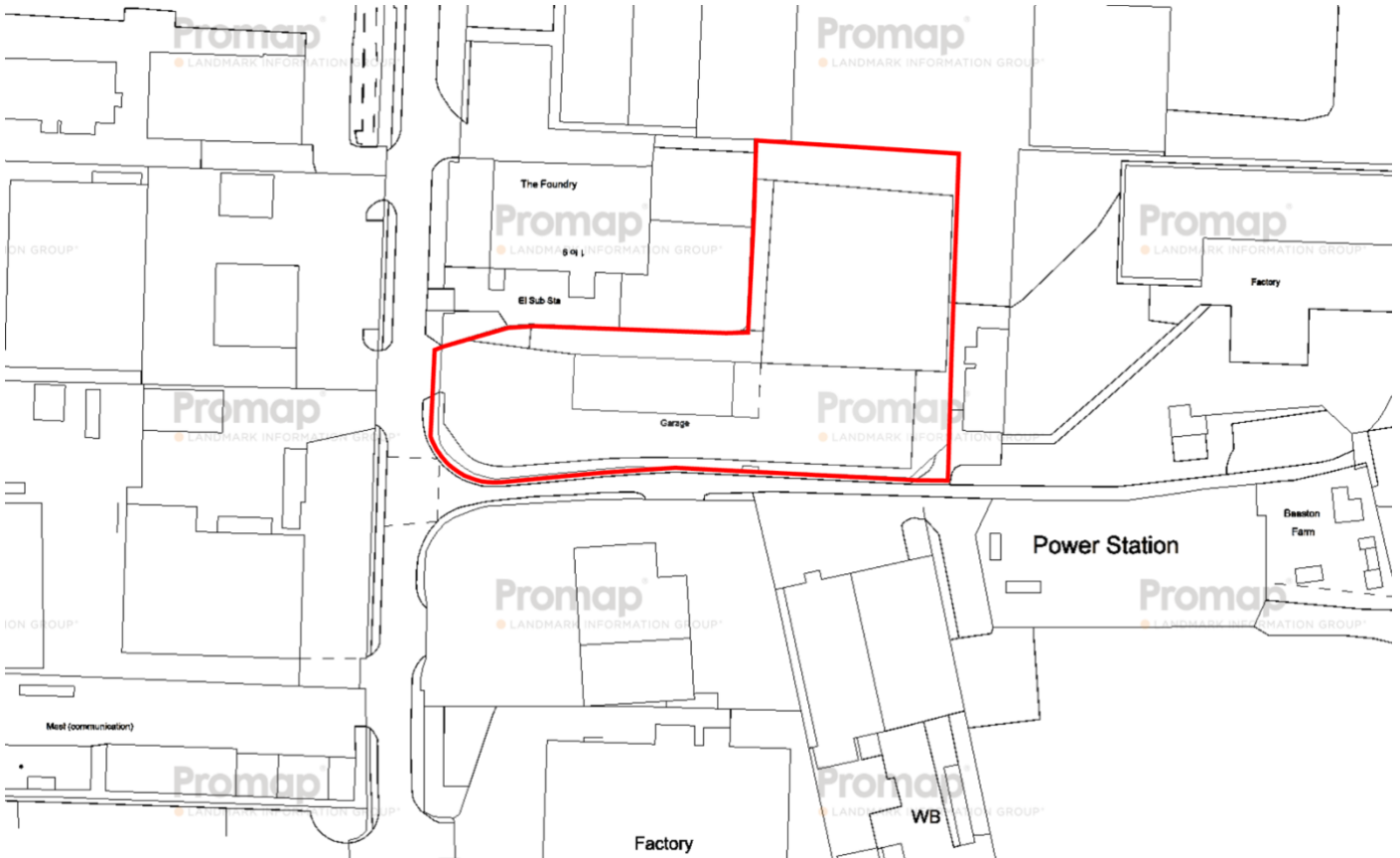


## Viewing...

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