

# Former Retail Showroom with Workshops Extending to 11,700sqft, 1,087sqm of Accommodation on 1.3 Acre Site, Available To Let

Showroom | Boardsides | Wyberton Fen | Boston | Lincolnshire | PE21 7NY



High Profile Showroom and Workshops Close to National Car Dealers  
Available Immediately with No Ingoing Premium  
Storage Land Available

Available To Let Leasehold on FRI Terms  
FROM £18,000 plus VAT per annum Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

The thriving market town of Boston has a population of 68,000 residents and is 115 miles to the north of London on the South Lincolnshire Fens.

Nottingham is 45 miles to the west, King's Lynn 30 miles to the east, Peterborough 35 miles to the south-west and the County City of Lincoln 35 miles to the north.

The site is located on the edge of Boston's main motor trade area on the main vehicular entrance to the site at the top of Sleaford Road on the Boardsides.

Boston Aerodrome is to the west, a new self-store building is immediately to the east. The Princess Royal Sports Stadium, Rugby Club, and Athletics Track is located to the north. Former Crystal Motors Showroom, Mercedes, BMW and Mini Showrooms are to the east with Endeavour Way Business Park nearby.

Tesco, B&Q and Lidl are also located nearby.

## Accommodation...

The units are available as a single block extending to 11,700sqft.

Expressions of interest are encouraged for the different areas of the building comprising front retail showroom and workshops at the back.

The site extends to around 1.3 acres, 0.4 ha approximately with storage areas located at the front and to the rear.

## Outside...

To the western side of the property is a gravelled area for vehicle display spaces along the western boundary with additional vehicle storage areas to the rear.



## Schedule of Accommodation...

Front Showroom	407m <sup>2</sup>	4,385ft <sup>2</sup>	£26,000 pa
Workshop No. 2	341m <sup>2</sup>	3,670ft <sup>2</sup>	£18,000 pa
Workshop No. 3	338m <sup>2</sup>	3,640ft <sup>2</sup>	£18,000 pa
Total	1,087m <sup>2</sup>	11,700ft <sup>2</sup>	£62,000 pa



## Tenure...

The properties are available by way of Full Repairing and Insuring leases for a minimum term of 3 years. A deposit will be held the equivalent of three months' rent. A contribution will be expected to be made to the landlord with regards to the cost of the lease preparation.

A service charge is levied to cover landlord's expenses calculated at 25p/sqft. Annual insurance rent will be charged to cover the cost of building insurance payable back to the landlord.

## Outgoings...

The tenant will be responsible for all outgoing including utilities.

## EPC...

The property has an Energy performance Asset rating D87. Full details are available on request.

## Viewing...

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

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