

Business Units For Sale Freehold with Vacant Possession on Popular Business Park

Units 1-4, Plot 12 Endeavour Way | Boston | Lincolnshire | PE21 7TW



A Terrace of 4 Units Constructed in 2020 with Parking on 0.2 Acre Site
Total Accommodation Extending to 608sqm, 6,545sqft of Space

For Sale Freehold with Vacant Possession, Plus VAT
Units 1 and 2 Combined £300,000 Subject to Contract
Units 3 and 4 Individually £150,000 each Subject to Contract
Units 1-4 Whole £600,000 Subject to Contract

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PROPERTY MARKETING SPECIALISTS

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RICS

Location...

The bustling market town of Boston has a population of approximately 80,000 residents and is located 35 miles to the south-east of Lincoln, 35 miles to the north-east of Peterborough, 35 miles to the west of King's Lynn.

The town has a main train line link to Grantham with the Main Coast Railway Line linking King's Cross to Edinburgh.

The site is located on the west side of town on the main vehicular entrance with nearby properties including Tesco, BMW, Peugeot and Mercedes dealerships, Longhurst Housing Association, B&Q, Lidl, B&M, Dunelm and a number of other major businesses including Starbucks and McDonald Drive-Thru's.

The site is located at the northern end of Endeavour Park.

Accommodation...

The built property comprises a steel framed terrace of units with an Internal Eaves Height of 6.2m.

The front of the properties are glazed, the original design of the units was for individual with a footplate of 100sqm.

The property was subsequently let as a gymnasium and is now being sold vacant.

It is considered possible that the property could be let individually as it is or alternatively could sub-divided to create 3 smaller units which could have a Gross Internal Floor Area of 200sqm each on 2 floors, giving a total built area including mezzanine of 800sqm, 8,520sqft.

Schedule of Accommodation – Units 1-4, Plot 12

Units 1-2	200sqm	2,150sqft
First Floor Mezzanine and Ancillary Accommodation	203sqm	2,185sqft
Total Units 1-2	403sqm	4,335sqft
For Sale Freehold Units 1&2	£300,000	STC
Unit 3	100sqm	1,075sqft
For Sale Freehold	£150,000	STC
Unit 4	100sqm	1,075sqft
For Sale Freehold	£150,000	STC
Units 1-4 Combined	405sqm	4,360sqft
First Floor Mezzanine and Ancillary Accommodation	203sqm	2,185sqft
Total GIFA Units 1-4	608sqm	6,545sqft
For Sale Freehold - Whole	£600,000	STC

Each unit has a number of allocated parking spaces.



Service Charge...

The purchaser will own the freehold of the property and management company, there being a service charge to Units 5-7 to cover the cost of communal areas and any other shared services. Please enquire for further details.

Tenure...

The property is available freehold with Vacant Possession.

EPC...

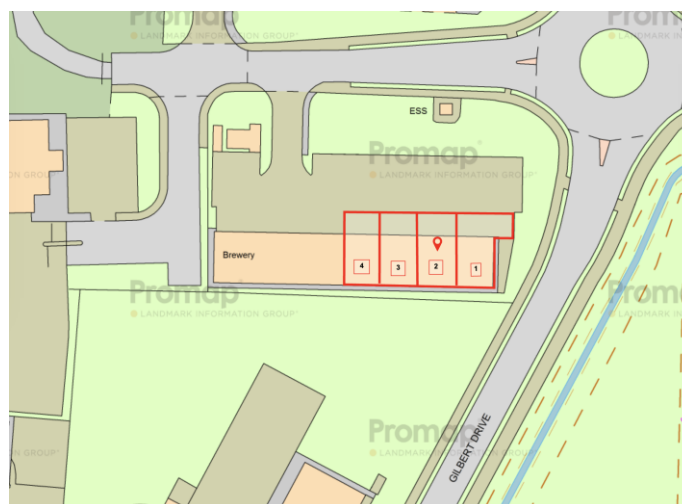
The units have an Energy Performance Asset Rating B40. Full details are available on request.

Viewing...

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

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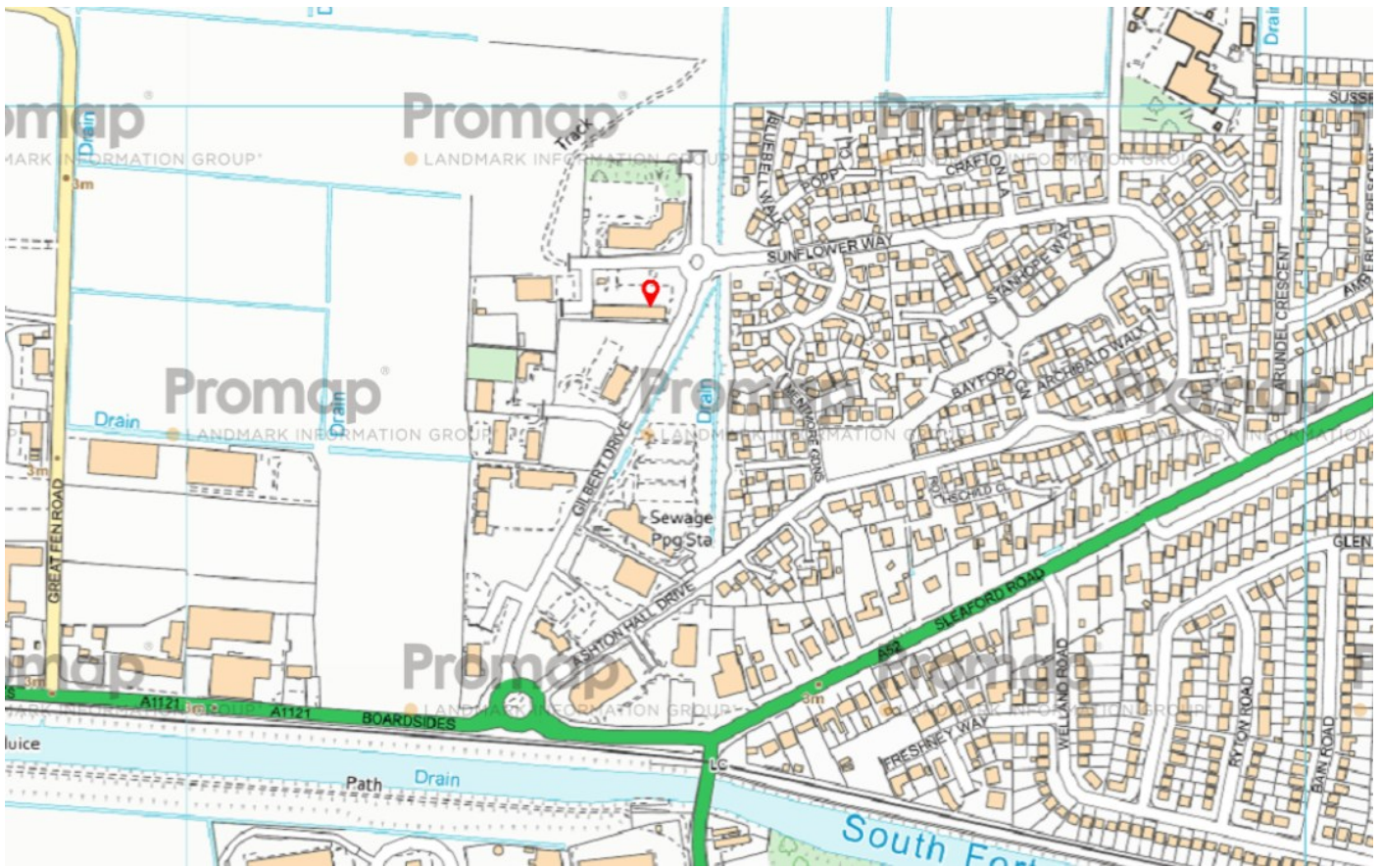


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