

Secure Storage Site with Workshop Located Approximately 5 Miles to the West of Boston

Storage Site | Fenhouses Drove | Swineshead | Boston | Lincolnshire | PE20 3HF



0.9 Acre Gated Secure Yard which is Surfaced
With 202sqm, 2,175sqft Workshop
Suitable for a Variety of Uses Subject to Planning

Available To Let Leasehold with No Ingoing Premium
£25,000 per annum plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The site is located approximately 4 miles to the south-west of Boston, which is a bustling market town approximately 150 miles to the north of London, 35 miles to the south-east of Lincoln, 40 miles to the east of Nottingham and 35 miles to the west of King's Lynn.

The property is approximately ½ mile from the A17 trunk road which connects East Anglia to the East Midlands, also close to the A16 trunk road to Peterborough and London and the A52 trunk road to Nottingham.

Nearby properties include residential housing and rural agricultural land.

Fenhouses is a hamlet located approximately 1 mile to the east of Swineshead to the north of the B1391, connecting Swineshead to Wyberton, a suburb to the south of Boston.

Accommodation...

A gated entrance leads to the main yard being part concrete part surfaced having a secure perimeter wall.

Workshop.....17.4m x 11.6m, 202sqm
Having a minimum internal eaves height of 3.2m and high impact concrete floor.

Tenure...

The building is available by way of a new Full Repairing and Insuring lease with a minimum term of 3 years.

The tenant will be responsible for the landlord's legal fees up to a maximum of £750 with regards to the preparation of the lease.

Rent to be paid quarterly in advance with a deposit held by the landlord the equivalent of a quarter of a year's rent.

Restrictions...

Uses of the unit are to be pre-approved by the landlord, they do not affect the residential amenity of nearby houses.

No retail sales either to the trade or general public are to be carried out from the site and the site should not be used in connection with HGV haulage operations.

Working hours are limited to 8am to 6pm Monday to Friday and 8am to 4pm Saturday.

Outgoings...

The tenant will be responsible for all outgoing at the property.

VAT...

The vendor reserves the right to charge VAT at the prevailing rate where applicable.

Viewing...

Viewing is by appointment through the Agent:

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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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