

CONFIDENTIAL LISTING

Industrial Multi Let Investment Opportunity For Sale Freehold with Development Potential and Part Vacant Accommodation

Saxon Site | Riverside Ind Estate | Marsh Lane | Boston | Lincs | PE21 7PJ



1.4 Acre Mainly Concrete Site with Over 16,600sqft, 1,645sqm of Buildings
4 Separate Tenants with a Combined Rental Income of £57,190 pa on FRI Terms
Includes Vacant Space and Buildings with Estimated Rental Value of £12,000 pa

For Sale Freehold Subject to Existing Occupational Tenancies
£575,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



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 property has a rich commercial history and association with the nearby agricultural lands with a large port, hospital, well regarded retail and sporting offerings.

Riverside Industrial Estate is an expanding estate located in the Southeast 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.

Description...

The property comprises an industrial site which is multi let producing approximately £57,000 per annum with vacant parts being left by the current owner occupiers, having an ERV of an additional £12,000 pa.

The main buildings are arranged close to the road on the western side of the site. The site benefitting from 2 gated accesses and additional space to the rear.

The current site to building ratio is approximately 28% indicating that there is development potential by increasing the built area.

The main lettings are a pair of engineering companies, Euroflow and BV Fabrications Ltd, in a steel frame building of conventional construction with brick infill panels and a proportion of offices and mezzanine storage.

A driveway leads to the rear where there is an open store which is partially enclosed occupied by the sellers, a scaffolding company and partly occupied by BV Fabrications.

This is located within a yard, mainly in occupancy by BV Fabrications, in addition to which is another unit currently vacant as it is owner occupied with a partially enclosed store.

A second vehicular access to the north leads to a separate motor vehicular repair workshop with yard and storage let under a separate lease.

Schedule of Tenancies and Schedule of Accommodation...

	GIFA	GIFA	Passing Rent pa	Lease Expires
Euroflow Automation Ltd (Mezzanine)	550m ² (117m ²)	5,920ft ² (1,260ft ²)	£27,000	30/04/25
BV Fabrications Ltd	450m ²	4,845ft ²	£16,212	13/06/27
ZP Motors Ltd	169m ²	1,820ft ² Plus yard	£12,600	31/07/28
ABM Scaffolding	300m ²	2,150ft ²	£1,380	13/06/24 Holding Over
Total Let Area (excl. Mezzanine)	1,469m²	14,735ft²	£57,192	
Owner Occupied Areas				
Portacabin	70m ²	755ft ²		
Rear Store	52m ²	560ft ²		
Rear Document Store	54m ²	580ft ²		
Total Owner Occupied	176m ²	1,895ft ²	ERV £12,000	
Total Accommodation	1,645m²	16,630ft²	Total Passing Rent and ERV pa	
Site Area	0.58 ha	1.42 acres	£69,492	

Agent's Notes...

The property is sold subject to the existing occupational leases. For more information, please contact the agent.

Rateable Value...

The units are individually rated, full details available on request.

EPC...

The Fabrication Unit has an Energy Performance Asset Rating D85, Full details are available on request.

Viewing...

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

Poyntons Consultancy.
sales@poyntons.com | poyntons.com



poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com

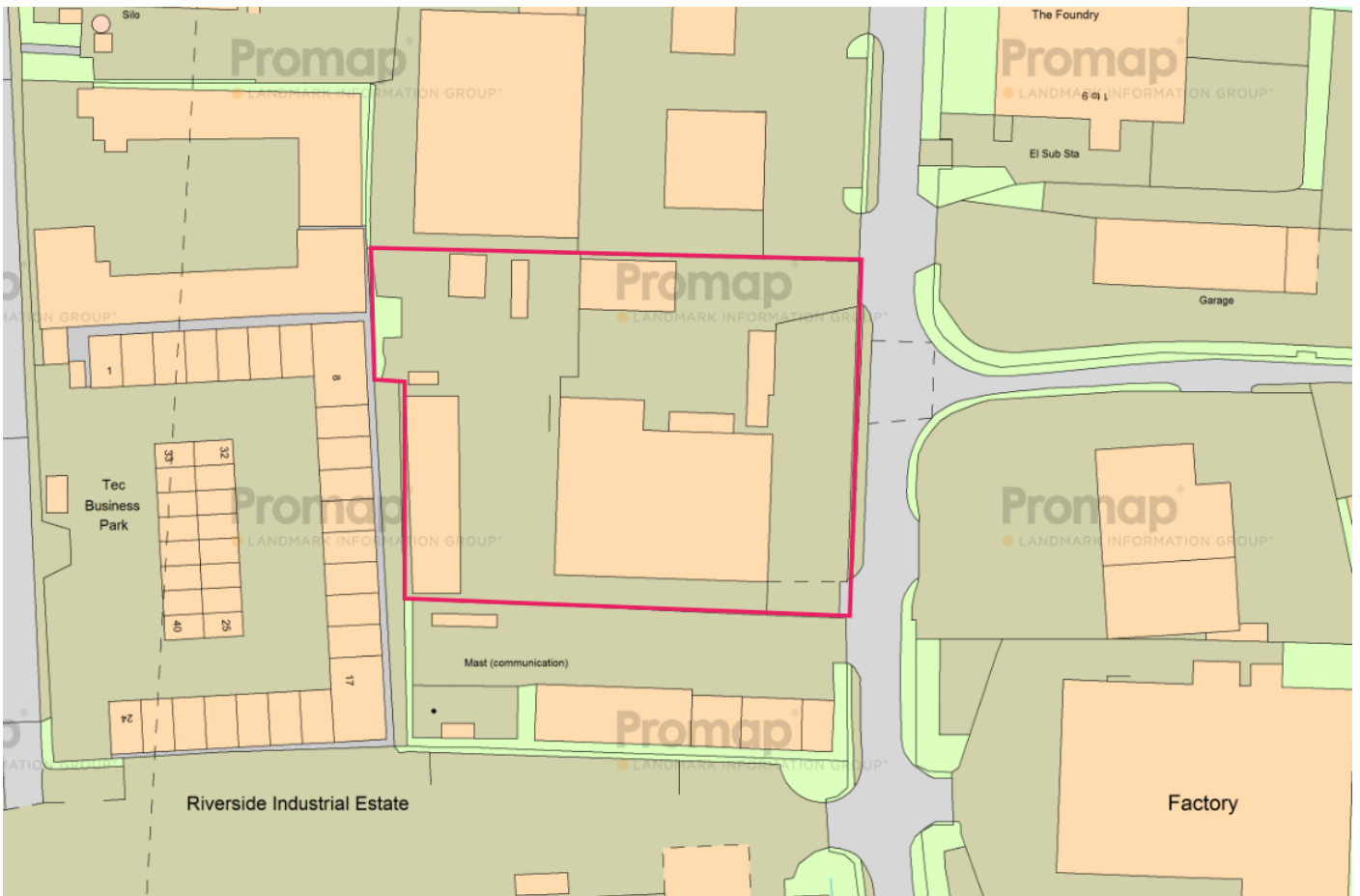




poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com





Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com

