



Workshop, Blackjack Road
Swineshead, Boston, Lincolnshire, PE20 3HH

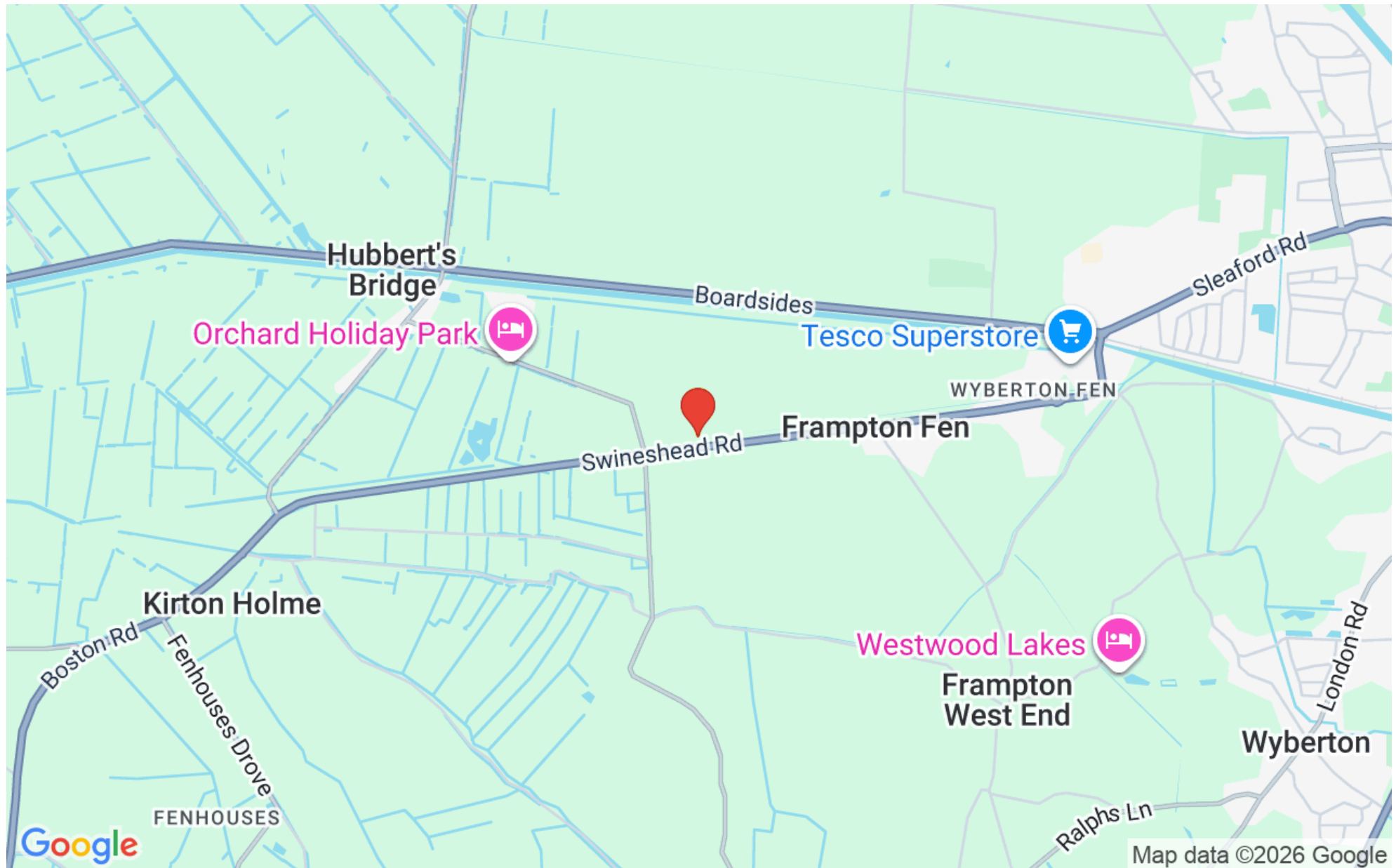
£20,000 pa

Details

- To Let
- Workshop/Warehouse
- Offices and stores
- Fully Fenced and gated yard
- 4577 sqft ground floor
- 749 sqft (69.5 sqm) first floor
- Overall area 5326 sqft (494.7 sqm)
- Negotiable lease terms



Location



Overview

An excellent opportunity to take a lease on this excellent workshop and warehouse with offices and stores. The property also has a good sized fully fenced and gated yard area.



Location

An excellent opportunity to take a lease on this workshop and yard in a brilliant location close to the village of Swineshead within easy access of the main A17 and the A52 Main roads.

ACCOMMODATION

In accordance with the plan the property has the following accommodation:

Ground floor workshop/warehouse = 4577 sqft (425.2 sqm)

First Floor store offices = 749 sqft (69.5 sqm)

PLANNING

The property has established use as a workshop and warehouse building

SERVICES

The property has water, drainage and 3 phase electricity



TENURE

The property to be held on a minimum 3 year lease subject to full repairing and insuring lease with a photographic schedule of condition. The tenant will be required to pay a 3 month rental deposit.

RATEABLE VALUE

The property has a rateable value of £13000

CEPC

The present CEPC has expired and a new one has been ordered

LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The rent is exclusive of VAT

LOCAL AUTHORITY

Contact Boston Borough Council

Tel 01205 314200



VIEWINGS
Contact Pygott & Crone Commercial

Tel 01522 536777





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Workshop, Blackjack Road, Swineshead
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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