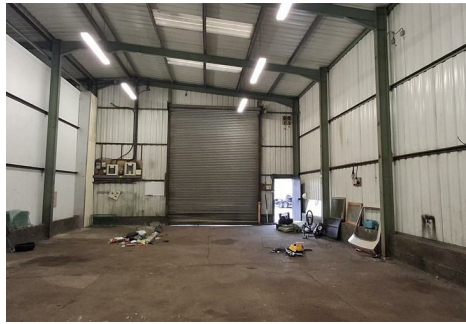


BRUCE MATHER

INDEPENDENT ESTATE AGENT



Norwood Yard, Church Green Road, PE21 0RN

£7,500 Per Annum

A Workshop/Storage Unit TO LET, at £7500 per annum exclusive, being of steel portal frame construction with insulated profile metal walls, pitched profile metal roof having roof lights. Providing internal space of approx. 1500 sq.ft. (140 sq.m.) the unit is located within a concrete surfaced yard situated on the edge of the village of Fishtoft.

SITUATION

The site is situated on the edge of the village of Fishtoft with agricultural produce areas of Freiston, Butterwick, Benington, Leverton, Old Leake, Wrangle and Friskney to the north and Boston, Wyberton, Kirton, Frampton, Brothertoft, Sutterton, Algarkirk and Wigtoft to the south and west.

Norwood Yard is approx. 0.5 mile from the centre of the Fishtoft village and 2.5 miles south east of the market town of Boston. The site is just under 3 miles from the A52 trunk road and 2.2 miles approx to Boston Dock.

WORKSHOP 9.12 ext 9.50 x 15.06 ext.. to 15.24

Having steel roller shutter door (approx. 17' high x 13' wide); personnel door to side elevation; concrete floor; strip lighting; power supply meter boxes; 3 phase electric point; skylight panels. There is an area laid to concrete to the left hand side of the Unit which is also included.

SERVICES

We understand that the site has the benefit of mains electricity (single and 3 phase) and water. No services apparatus or equipment has been tested by the Agents and, as such, no warranty is either implied or given as to their condition.

PLANNING

Interested Parties must consult with Boston Borough Council Planning Department to ensure the property is suitable for their required usage.

DEPOSIT

A deposit bond equivalent to two month's rent is required, £1250.

TENURE

LEASEHOLD.

New negotiable length lease term available on the basis of the tenant being responsible for the maintenance and repair of the building, reimbursing the Landlord for the annual insurance premium and paying all other normal outgoings, e.g. Business rates, electricity etc. Also, the unit will be let on the basis of the security of tenure provisions of the 1954 Landlord and Tenant Act Part II - Sections 24-28 being excluded.

VAT

We understand that VAT will not be charged in addition to the rental price at the prevailing rate.

BUSINESS RATES

The tenant to be responsible for the payment of business rates. Interested parties should contact Boston Borough Council to verify the amount of business rates payable. (Tel: 01205 314413)

LEGAL COSTS

The ingoing tenant to be responsible for the Landlord's reasonable costs in the preparation of the lease document.

AGENTS NOTE

NOTE : Other Units are also available to lease on this site. Please discuss with the Agent.

All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

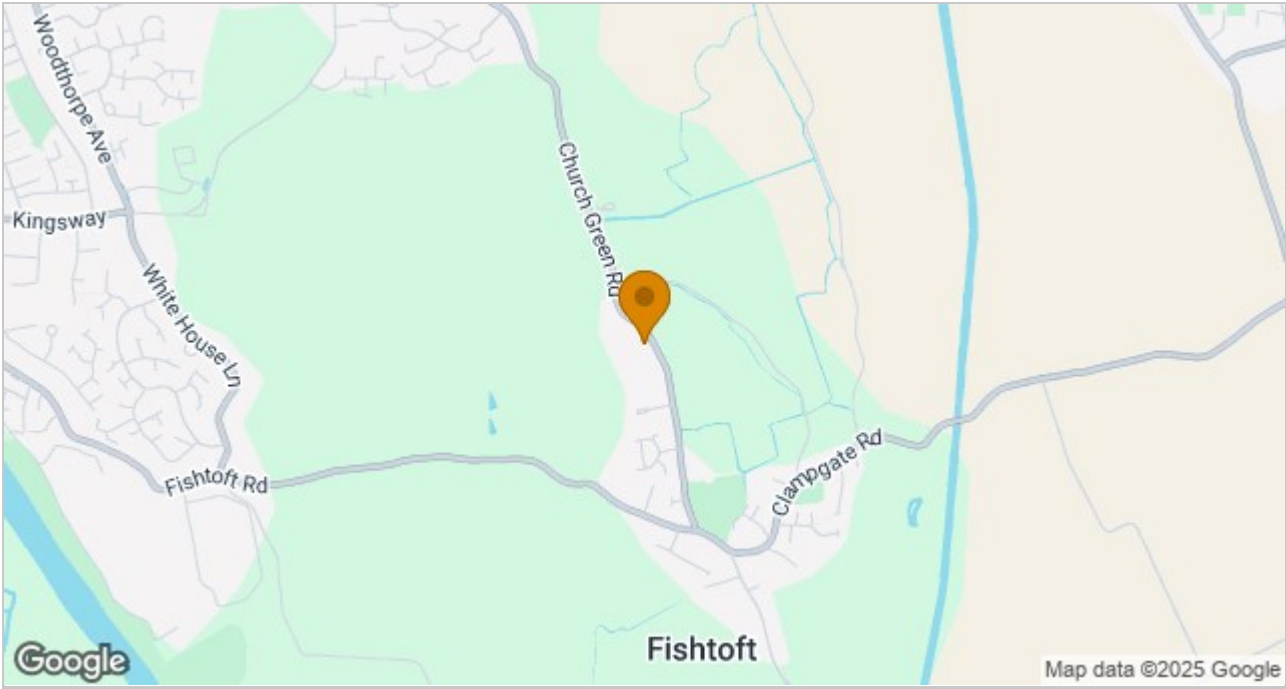
Bruce Mather Limited for themselves and for Sellers and Lessors of this property whose Agent they are give notice that:-

1) the particulars, whilst believed to be accurate, are set out as a general outline for intended buyers or lessees and do not constitute nor constitute part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) no person in the employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatever in relation to this property.

VIEWING

Strictly by appointment only through the selling agents, Bruce Mather Limited. Tel: 01205 365032 Option 3.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.