

BRUCE MATHER

INDEPENDENT ESTATE AGENT



Swineshead, Boston, PE20 3LR

Asking Price £975,000

A substantial, modern tenanted Business Park delivering an attractive Investment Income. The Park comprises 14 suites, 2 Garages providing accommodation of approx. 9068 sq.ft (842) sq.m with a further 40 car parking spaces. The offices and retail unit are located within three, 2 Storey Buildings producing a gross income of £98,775.00 per annum. with a Maximum income when full of £113,775 Per annum.

This well presented Business Park is set on a decent sized plot, approx 0.9 acres and is situated within the expanding village of Swineshead served by both the A17 and A52 Trunk Roads. The Park offers attractive serviced suites to tenants and has recently been updated to provide vehicle electric charging. The property has LED lighting throughout. This update was done with a grant from the Borough Council.

LOCATION

This investment opportunity is located at North End in the expanding village of Swineshead. The site comprises a Business Park Development set back from Boston Road in a mixed use area with neighbouring residential properties to either side.

The site location is close to Swineshead Pre-School Centre by Station Road. Station Road leads to the A17, north west of Boston Road, and also progresses through the heart of the village through South Street which in turn leads to the A52. The A52 is also directly accessible from Boston Road through turning right as you leave the Business Park and continuing to the T junction at the end of Boston Road where it meets the A52.

Swineshead is situated some 6 to 7 miles south west of the market town of Boston.

The major road networks serving Swineshead have encouraged development to the village with new residential developments underway and the introduction of the Lincolnshire Co-op community hub providing a food store and pharmacy.

DESCRIPTION

An investment opportunity comprising a tenanted office complex with ancillary accommodation set within it's own site. The investment comprises three double storey office blocks one having a single storey extension, two blocks are interlinked currently configured into 14 units with 2 further Garage Stores and on-site parking. Communal Kitchens and Toilets are available for the tenants. The site also provides on-site parking available for tenants and visitors. The property has LED lighting throughout. This update was done with a grant from the Borough Council.

The offices and store have been leased on a serviced basis. The services provided for tenants include electric, heating through gas fired boilers, water and communal waste collection. Tenants are responsible for their own business rates, telephone bills and contents insurance.

As at January 2024, the properties are generating a gross annual income in the region of £100,000.

SCHEDULE OF ACCOMMODATION

Unit 1 121 sq.m, 1,302 sq.ft
Unit 2 35 sq.m, 377 sq.ft
Unit 3 25.6 sq.m, 276 sq.ft
Unit 4 64 sq.m, 688 sq.ft
Unit 5 (A) 13 sq.m, 140 sq.ft
Unit 6 (B) 24 sq.m, 258 sq.ft
Unit 7(C) 12 sq.m, 129 sq.ft
Unit 8 (D) 53 sq.m, 570 sq.ft
Unit 9 (E,F,G,9) 108 sq.m, 1162 sq.ft
Unit 10 30 sq.m, 323 sq.ft
Unit 11 69 sq.m, 743 sq.ft
Unit 12 90 sq.m, 969 sq.ft

Unit 13 68 sq.m, 732 sq.ft

Unit 14 90 sq.m, 969 sq.ft

Stores 40 sq.m, 430 sq.ft

Total 842 sq.m, 9068 sq.ft

PRICE

£1,150,000 subject to contract.

SERVICES

We understand the site has the benefit of mains electricity, water and gas. The offices have mains drainage. 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.

EPC

The property has 3 EPC Ratings for the 3 Main Buildings. All are a C, ranging from 61-69.

VAT

The owner has informed us VAT will not be charged in addition to the sale price.

TENURE

Freehold. Copies of the tenancy agreements are available for the purchaser.

VIEWING

By arrangement and appointment with the Selling Agent, Bruce Mather Commercial. Telephone : 01205 365032 option 3.

AGENT'S NOTE

The rents/fees and occupation are subject to change over time. Buyers can be provided with a tenancy schedule at time of purchase.

Note: 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 of this property whose Agent they are give notice that:-

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Site Plan



Area Map



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