

BRUCE MATHER

INDEPENDENT ESTATE AGENT



Unit 7, Poplars Farm Industrial Estate, East Heckington, PE20 3QF

£1,950 Per Annum

Unit 7, Poplars Farm, East Heckington, Lincolnshire is a versatile commercial property featuring a double garage and storage yard. Offered at an affordable rent of £1,950 per annum exclusive (plus VAT), this unit benefits from zero business rates, making it an exceptional, cost-effective choice for small businesses, local tradespeople, or private storage.

Property Overview

- **Property Type:** Commercial Unit & Storage Yard
- **Rental Price:** £1,950 per annum exclusive (+ VAT)
- **Deposit:** £500 due upon completion
- **Business Rates:** Small Business Rates Relief applies (zero rates payable for qualifying occupants)
- **Location:** Poplars Farm, East Heckington

Key Features

- **Secure Double Garage:** Provides weatherproof, lockable storage or workspace for vehicles, tools, and equipment.
- **Dedicated Storage Yard:** Offers valuable outdoor space for vehicle parking, materials, or external stock storage.
- **Highly Cost-Effective:** Zero business rates drastically reduce your monthly overheads.
- **Accessible Location:** Situated at Poplars Farm in East Heckington, providing excellent road links to the A17, Boston, and Sleaford.

Description

This highly practical unit comprises a standard double garage paired with a designated external storage yard, perfectly suited for a variety of commercial or private storage uses. Located within the established and accessible Poplars Farm site, the property offers a base for a local trade, an e-commerce inventory hub, or general vehicle and machinery storage.

With a low entry rent and no business rates to pay, this unit represents an incredibly rare opportunity to secure functional commercial space with minimal fixed costs.

Legal Costs

The incoming tenant will be responsible for paying the landlord's reasonable legal expenses incurred in the preparation of the tenancy agreement, which are fixed at a highly competitive rate of **£295 plus VAT**.

Terms & Viewing

- **Tenure:** Leasehold
- **Rent:** £1,950 per annum (payable exclusive of VAT, utilities, and building insurance)
- **Deposit:** £500 (payable upon completion)
- **Availability:** Approximately 7 to 10 days (to allow the current tenant time to clear their stock)
- **Application Fee:** Prospective tenants are required to undergo a credit check at a cost of £60
- **Viewing:** Strictly by appointment through the sole letting agent, Bruce Mather Commercial

Contact Agent

Bruce Mather Commercial

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