BRUCE MATHER

INDEPENDENT ESTATE AGENT









Wyberton Car Sales, Four Cross Roads, Swineshead Road, Frampton Fen, Boston, PE20 1SG

£300,000

An exceptional opportunity to acquire a prominent, high-profile freehold commercial garage and premises, approx. 0.42 acres, situated at a bustling road junction. This specific option allows for the purchase of the premises only, offering a versatile canvas for automotive businesses, owner-occupiers, or commercial investors looking for strategic real estate in a high-catchment area. Note: A separate brochure is available for parties interested in purchasing both the premises and the ongoing business operation.

KEY FEATURES

- Prime Freehold Premises: Complete ownership of the highly visible site, workshop, and office buildings.
- Strategic High-Catchment Location: Unmissable positioning directly on the active Four Crossroads junction, commanding a large commercial catchment area.
- Multi-Functional Layout: Encompasses a welcoming customer reception, dedicated office space, main commercial workshop, staff kitchen, and WC facilities.
- Substantial Forecourt: Generous external tarmacadam space featuring a canopy area and display capacity for an extensive vehicle inventory.

LOCATION & CATCHMENT

The property occupies a dominant commercial position at the Four Crossroads junction on the main A52 Swineshead Road, intersecting with B1192 Fen Drove and Holmes Road. This location serves as a vital arterial link to Grantham, Boston, and the wider South Lincolnshire region. The high-visibility setting and large catchment profile guarantee an exceptional level of daily passing traffic, providing built-in marketing exposure for any trade retail or mechanical venture.

ACCOMMODATION BREAKDOWN

Area	Description
Forecourt & Canopy	Open tarmacadam area configured for vehicle display, advertising layout, or client parking beneath a prominent sheltering canopy structural roof.
Reception & Office	Professional customer welcoming suite built for face-to-face services, point-of-sale operations, and back-office administration.
Main Workshop	Substantial commercial workspace perfectly suited for vehicle preparation, diagnostics, routine servicing, or conversion to dedicated MOT configurations.
Staff Amenities	Dedicated staff break room/kitchen area along with private cloakroom and WC facilities.

TENURE & PRICING STRUCTURE

• Asking Price: £300,000
• Tenure: Freehold
• Terms: This brochure option covers the sale of the physical premises and land only. The existing business entity, goodwill, and current trading stock are excluded under this pricing tier (available separately).

INCLUSIVE BUSINESS RATES

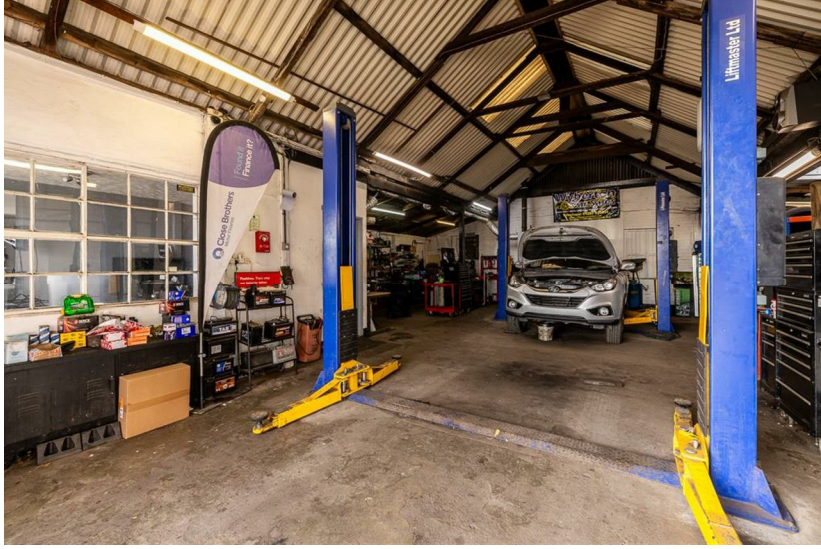
The rateable value for the property is £10,250. Boston Borough Council's Small business Relief at August 2025 : The current rateable value threshold for small business rate relief is £15,000. The maximum amount of relief that can be awarded is 100% for properties with a ratable value of less than £12,000 and where the ratepayer occupies it as their sole property. Properties with a rateable value between £12,000 and £15,000 are entitled to a proportion of relief up to 100%. Properties with a rateable value of between £15,000 and £51,000 will not receive any relief but will still benefit from the lower rate multiplier.
For those businesses that take on an additional property which would normally have meant the loss of small business rate relief, the Government confirmed that they will be allowed to keep that relief for a period of 12 months.

If you would like to apply for small business rate relief, simply contact us on 01205 314200 or email the business rates team.

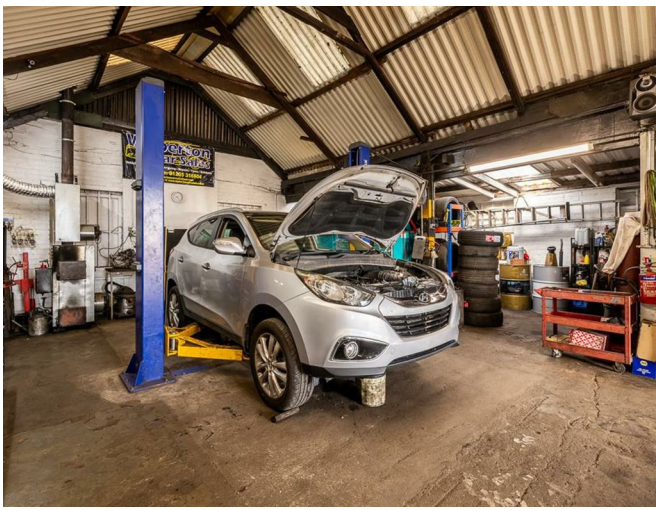
VIEWINGS

Strictly by planned appointments only through the selling agents Bruce Mather on 01205 365032 or email sales@brucemather.co.uk




Lifmaster Ltd









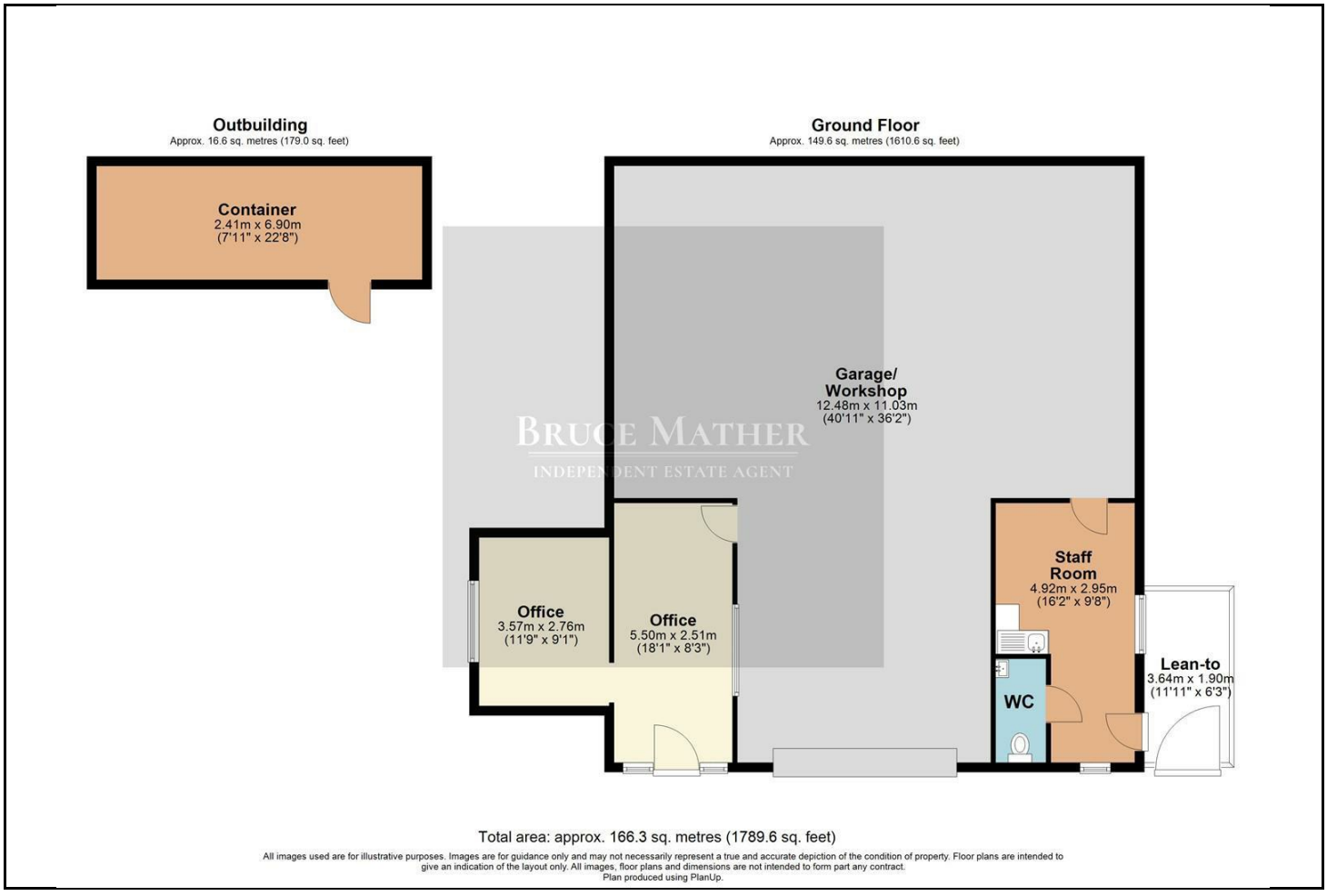












These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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