

Workshop For Sale Freehold with Vacant Possession Located Close to A52 trunk Road on a Site Totalling 2.25 Acres, 0.92 Hectares

Workshop and Yard | Highgate | Leverton | Boston | Lincolnshire | PE22 0AW



A Clear Span Building Extending to 295sqm, 3,150sqft with Concrete Floor
Providing Economical Space Close to A52 with Surfaced Yard of 0.65 Acres
Eaves Height Main Workshops 4.5m and 3.5m
Part Fenced with Additional Field Extending to 1.6 Acres

For Sale Freehold with Vacant Possession
£165,000 Subject to Contract

Location...

Leverton Highgate is located approximately 1.6kms to the east of the A52 trunk road which connects Boston to Skegness. Leverton is approximately 3½ miles to the north-east of Boston.

The workshops are located in a rural area in open farmland with nearby properties being either agricultural or residential in nature.

Directions...

From Boston head out of town on the A52 towards Skegness for approximately 3 miles. Proceed through the village of Leverton and continue for approximately 1 mile, turn right on to Hampton Lane and proceed for approximately 1 mile to the crossroads. Turning right, the property is located on the left hand side heading south after approximately 150 metres.

Description...

The main workshop is a brick built workshop with lattice roof and glass fibre board cladded panels. It provides clear span accommodation having ceiling heights of 4.76m and 3.46m, two roller shutter doors, fluorescent lighting and high impact concrete floor. The main roller shutter door being 4.95m wide by 4.5m high. The end service bay having a roller shutter door, 3.3m x 3.8m.

To the rear of this area is a service bay, with an office beyond.

From the workshop is a side store having an average ceiling height of 3m, concrete floor, ceiling lights and internal partitioned office.

Accommodation...

Main Workshop	19.3m x 12.3m	237sqm	2,555sqft
Service Bay	3.2m x 2.9m	9.5sqm	100sqft
Office	2.8m x 2.9m	8.5sqm	90sqft
Side Store	12.8m x 5m	64sqm	690sqft
End Service Bay	9.1m x 6m	55sqm	590sqft

Outside...

The site extends to 2.25 acres, 0.92 hectares in total and is approximately L-shaped having uninterrupted road frontage of 67m, 220ft to Highgate.

Agent's Notes...

The new purchaser will be expected to complete any fencing and access works, please contact the agent for more details.

Services...

The purchaser will be expected to provide their own water connection. Three phase electricity is available on site.

Viewings...

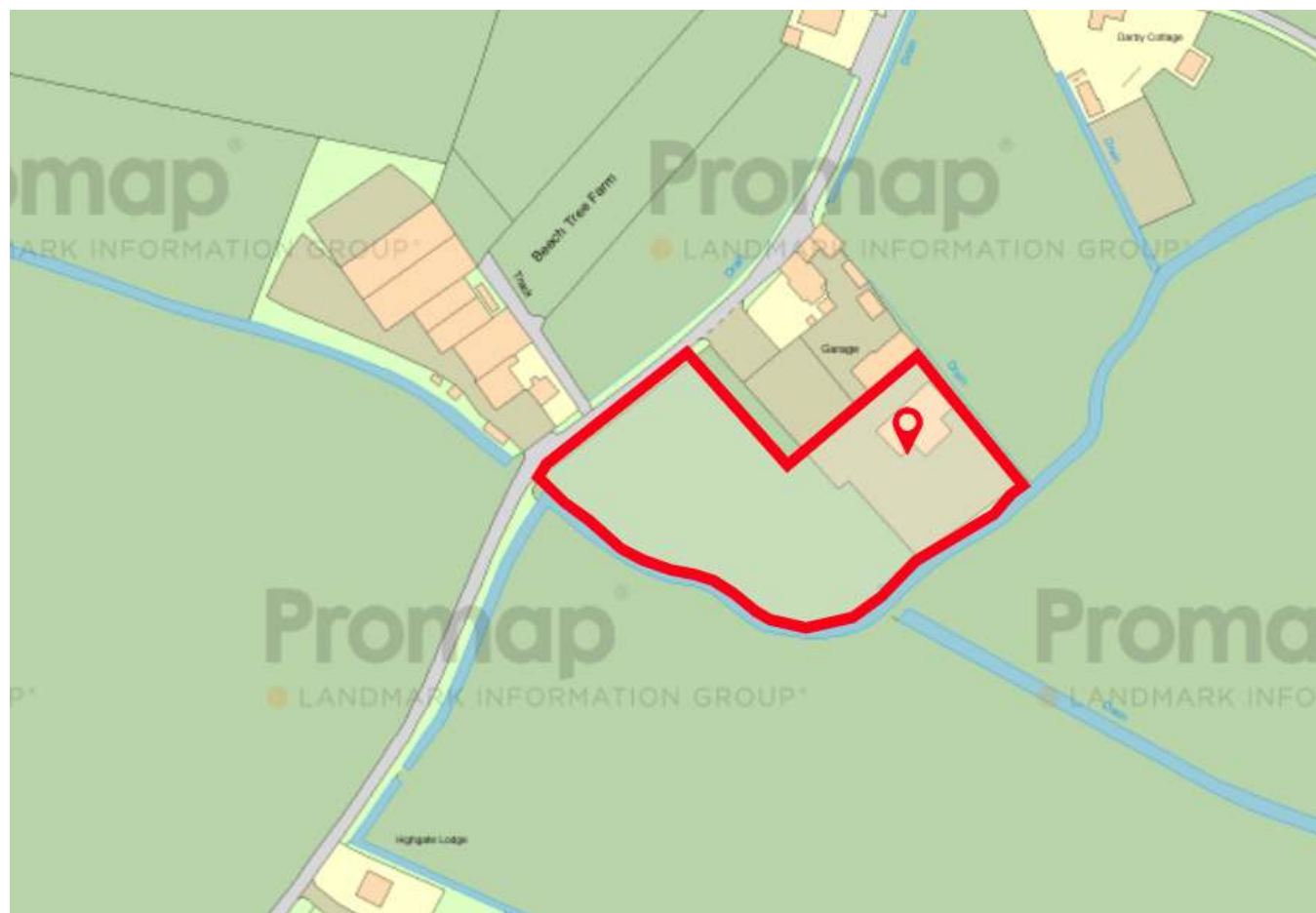
Strictly by appointment through the agent.

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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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