

# EC Approved Standard Food Production Facility with Office Accommodation Available For Sale Freehold May Suit Redevelopment Subject to Planning Consent

Main Street | Mareham-le-Fen | Boston | Lincolnshire | PE22 7RW



Unique Opportunity to Acquire a Bespoke Production Facility Extending to Over 210sqm, 2,200sqft with Refrigeration, Freezer Areas, Offices and Dispatch  
First Floor Office Accommodation Totalling Around 103sqm, 1,113sqft  
Located in an Attractive Village with Secure Rear Yard and Store

Available For Sale Freehold with Vacant Possession  
£225,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
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### Location...

Mareham-le-Fen is a pleasant village with a population of approximately 700 residents located between Boston and Horncastle on the A153. The property is located off the Main Street.

The village is located on the edge of the Lincolnshire Wolds and on the edge of the South Lincolnshire Fens and boasts a range of amenities.

The historic town of Horncastle is located approximately 5 miles to the north.

### Description...

The property comprises a former butcher's shop which has been extended at the rear and now forms modern high quality food production facilities featuring white walled surfaces, non-slip drained floors, modern fluorescent lighting, modern amenity accommodation, refrigerated areas, freezer areas, a blast chiller/freezer and additional storage.

To the rear of the property is a drained concreted yard with a 4.6m access to Fen Lane. The yard measures 24.9m max x 11.7m approximately. Roller shutter doors lead on to the yard from the main chiller area. Within the yard is a 4m x 2m wooden panelled store.

### Tenure...

The property is available Freehold with Vacant Possession.

### Outgoings...

The property has a Rateable Value of £15,500 per year.

### EPC...

The property has an Energy Performance Asset Rating E107.

### Accommodation...

Entrance Hall		
Grading/Cutting Room having a ceiling height of 2.6m approximately, having all new white walls and floors	3.9m x 6.4m	25.2sqm
Packaging Store/Office	5.5m x 3.9m	22sqm
Evisceration Room	3.9m x 3.9m	15.2sqm
Fridge Off	2.2m x 3.1m	6.8sqm
Waxing (min)	2.2m x 3.1m	6.8sqm
Plucking Room (max)	8.5m x 4.2m	35.7sqm
In Feather Chiller	6.8m x 4.1m 0.6m x 4.1m	Total 30.3sqm
Rear Hall		15sqm
Freezer		25.7sqm
Fridge		9.1sqm
Rear Fridge		29.7sqm
Changing Room		19.9sqm
Freezer		12.9sqm
WC's		
Laundry/Clothes Store	1.65m x 3.6 m	5.9sqm
Staff Canteen		10.2sqm
Meat Preparation Area		9.6sqm
Freezer	1.5m x 5.9m	8.9sqm
Fridge	1.75m x 5.9m	10.3sqm
Store	3m x 1.25m	3.8sqm
First Floor Landing		10sqm
Reception/Kitchen	3.9m x 3.9m 2.5m x 2.8	Total 22.2sqm
Office No 2	5.4m x 4m	21.6sqm
Rear Hall/Stairs/WC		13sqm
Office No 4	3.7m x 4m	14.8sqm
Office No 5	3.8m x 3.5m	13.3sqm
Office No 6	4m x 2.25m	9sqm
TOTAL ACCOMMODATION		405sqm

### VAT...

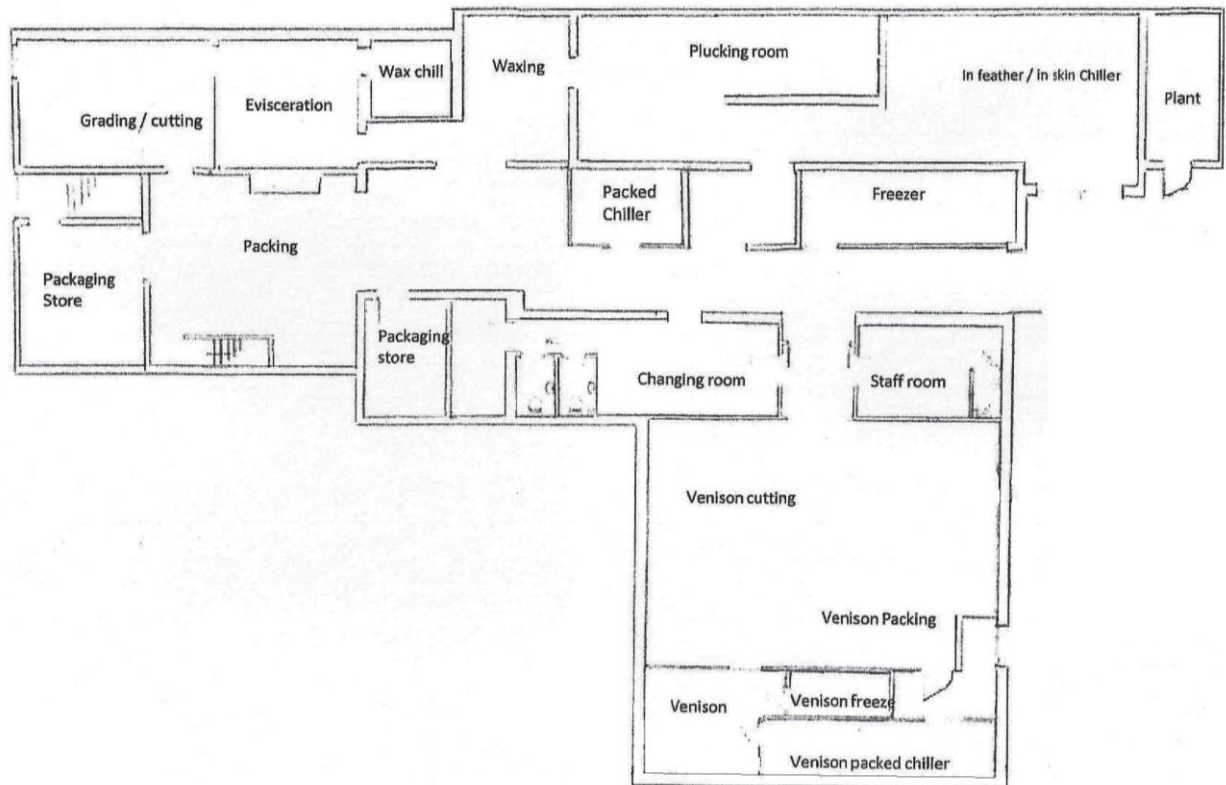
The Landlord reserves the right to charge VAT where applicable.

### Viewing...

By appointment through the agent.  
Poyntons Consultancy.  
24-28 South Street, Boston,  
Lincolnshire, PE21 6HT.  
Tel 01205 361694  
sales@poyntons.com | poyntons.com



## Ground Floor Plan



## First Floor Plan







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

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