



The Caravan Centre, Station Business Park  
Office 1, Main Road, Stickney, PE22 8EE

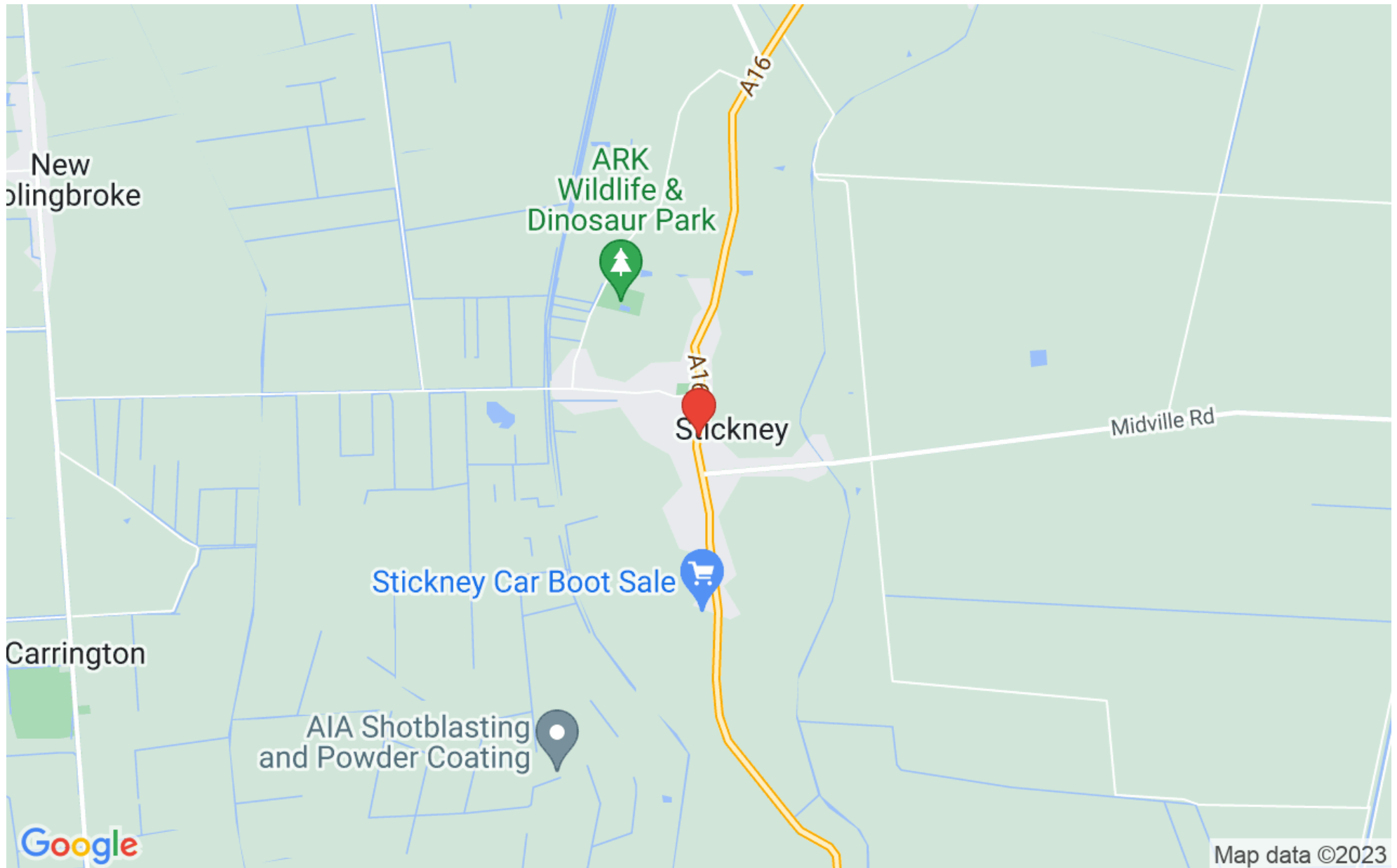
£775,000

## Details

- For Sale
- Large Retail , warehousing/industrial use
- Potential residential site
- 22921 sqft (2129 sqm)
- 1.765 acres (0.7142 ha)
- Services Connected
- £775000
- EPC Rating Warehouse - B
- EPC Rating Centre - C



## Location



## Overview

The property comprises a substantial warehouse and yard premises with former uses including warehouse, retail and industrial uses.

The property is situated on the outskirts of the village of Stickney. Stickney is situated at the centre of the Lincolnshire Fens, 8 miles (13 km) north of Boston and 10 miles (16 km) south-east of Horncastle. The A16 road runs through it. The village postal address is Boston, although Stickney is not situated within Boston Borough.

The village is on a main bus route between Spilsby and Boston, which runs along the A16. It used to be served by an east-west railway line, but this closed in 1970. A transmitting station is located near Stickney Camp Site to the north.



### Accommodation

The accommodation comprises retail warehousing/industrial use of 22921 sqft 2129 sqm on 1.765 acres (0.7142 ha) of land.

### Planning & Uses

The property has established use as retail and industrial use and the site has a possibility of residential planning consent.

### SERVICES

Mains electricity, water and septic tank drainage

### TENURE

The property is sold Freehold with vacant possession

### RATEABLE VALUE

The property has a rateable value of £33,750 in the April 2023 rating list.



EPC Rating

EPC Rating Warehouse - B and EPC Rating Caravan Centre - C

LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The price expressed is exclusive of VAT if applicable

LOCAL AUTHORITY

East Lindsey District Council

VIEWING

Contact Pygott & Crone Commercial



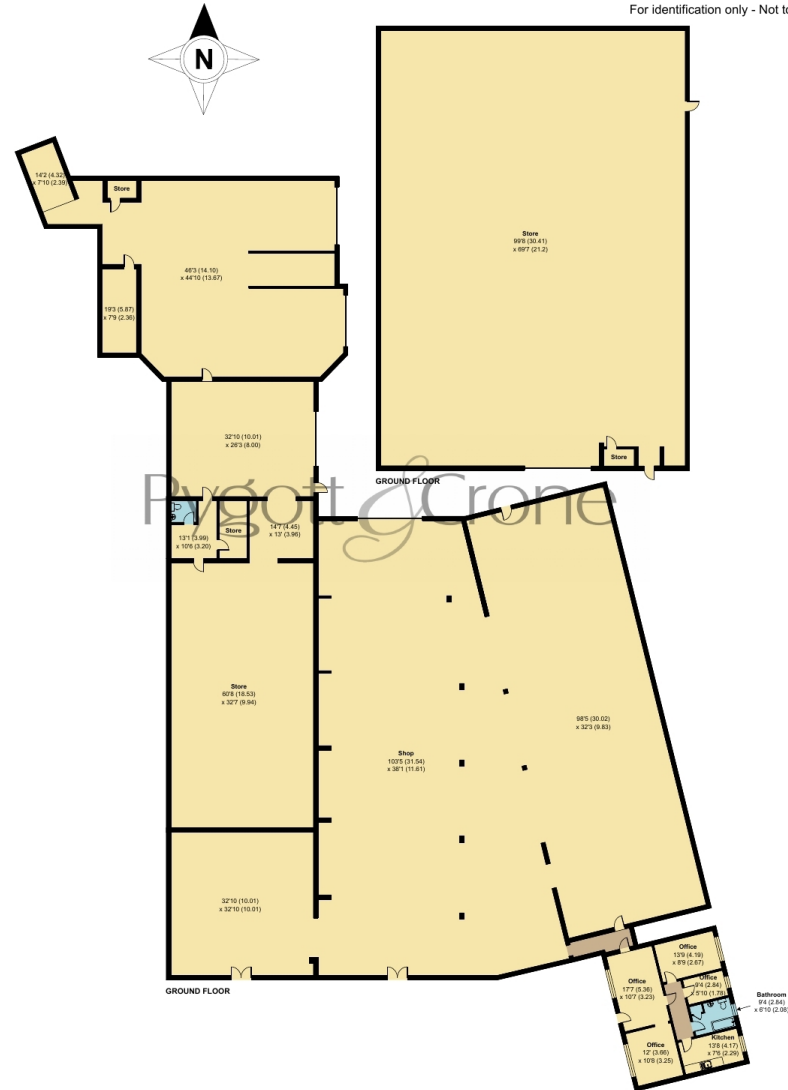
# Main Road, PE22

Approximate Area = 15978 sq ft / 1484.3 sq m

Store = 6943 sq ft / 645 sq m

Total = 22921 sq ft / 2129.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Pygott & Crone. REF: 1017197







The Caravan Centre, Station Business Park, Office 1  
is marketed through our Commercial office

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