



Units 1-4, Bellview Yard, Fen Road
Frampton West, Boston, Lincolnshire, PE20 1RZ

£450,000

Details

- For Sale
- Commercial Investment Property
- 3 buildings leased
- One vacant to be let
- 16676 sqft (1549.2 sqm) total space
- Total rental income £33,000 pax
- Potential income £48,000 pax
- CEPC range from B TO E





Location



Overview

An excellent opportunity to purchase this commercial/industrial investment property. The site comprises 4 industrial units, with unit 1, 2 and 4 having been leased with unit 3 available to let. The site has a fully fenced and gated yard area.



Location

The property is on the outskirts of Frampton which is a village and civil parish in the Borough of Boston, Lincolnshire. The village is situated approximately 3 miles (5 km) south from the town of Boston and to the east (the seaward side) of the A16, which runs along the townlands. The population of the civil parish at the 2011 census was 1,299.

ACCOMMODATION

The total area over 4 buildings is 16676 sqft (1549.2 sqm)

PLANNING

The properties have established use as B1,B2,B8 which now fall with use class E



SERVICES

Mains electricity, water and drainage are connected to the site

TENURE

The property is being sold freehold subject to lease agreements in units 1,2 and 4 with unit 3 being vacant. The present rent being paid is £33,000 pax with a potential total rental income of £48,000 pax

RATEABLE VALUE

Unit 1 = £7300

Unit 2 = £12,250

Unit 3 = £12,250

Unit 4 = no assessment

CEPC

The property has the following ratings

Unit 1 = B-49

Unit 2 = E-123

Unit 3 = D-79

Unit 4 = C64



LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The property is not subject to VAT in the sale

LOCAL AUTHORITY

Boston Borough Council

Municipal Buildings

West Street

Boston

PE21 8QR

Tel 01205 314200

VIEWINGS

Contact Pygott & Crone Commercial

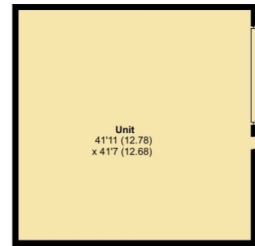
Tel 01522 536777



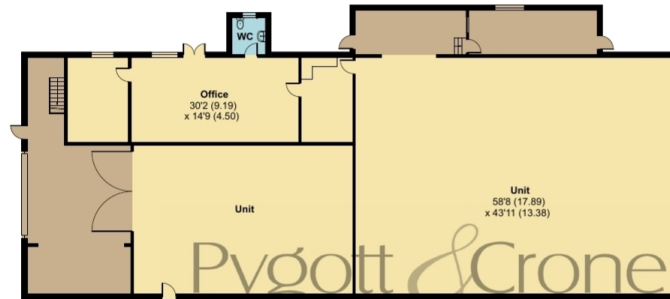
Bellview Yard, Fen Road, Frampton West, Boston, PE20

Units Net Internal Area = 16676 sq ft / 1549.2 sq m

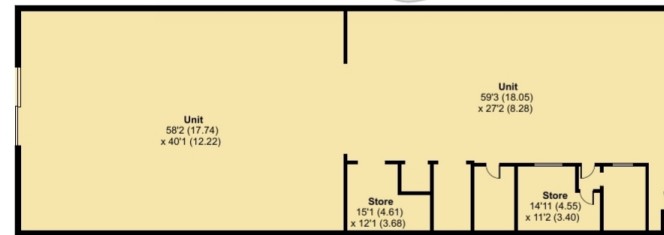
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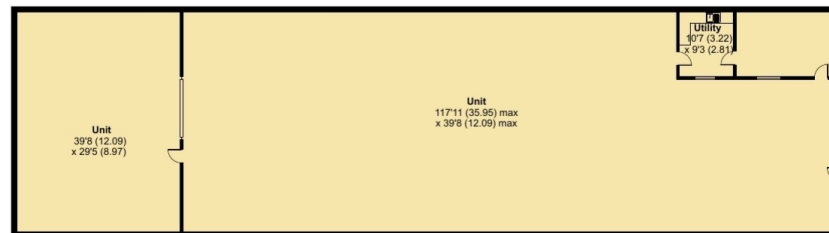
UNIT 4



UNIT 3



UNIT 2



UNIT 1

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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Units 1-4, Bellview Yard, Fen Road, Frampton West
is marketed through our Commercial office

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