

Freehold Commercial Investment Producing £95,000 Per Annum with an Excellent Track Record of Lettings

North End Business Park | Station Road | Swineshead | Lincolnshire | PE20 3LR



Modern Offices Extending to Over 845sqm, 9,095sqft of Accommodation Over
40 Car Parking Spaces on a 2 Acre Site
Excellent Track Record of Lettings with Almost No Voids Over the Last 20 Year
Period
Gross Rental Income Including Utilities £95,000 Per Year, Netting to £80,000
per Year or Thereabouts on an Expired Term of 4 Years

For Sale Freehold
£995,000 Subject to Contract No VAT

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The popular village of Swineshead is located at the crossroads of the A17 and A52 and approximately 4 miles from the A16. This affords excellent connections to East Anglia and the Midlands.

Peterborough and Lincoln are approx. 30 miles away with Newark, Grantham, Sleaford, Spalding and Boston even closer.

The site is located off Station Road.

Description...

The site houses a commercial development comprised of three buildings (two being connected) providing good quality modern offices of conventional construction with accommodation arranged on the ground and first floors.

The buildings have been arranged to provide 13 individual suites a storeroom and workshop/storeroom.

There is parking front and rear for approx. 40 vehicles and an overflow accommodating a further 10.

Agent's Notes...

Records are available showing a solid track record of income over the past 20 year period, one unit is currently available at an asking rent of £525 per month.

The monthly rental income is approximately £8,000.

The "rent" covers an element of utilities currently running at around £1,200 per month including heat and light.

Outgoings...

The offices are individually rated, most of the tenants benefitting from 100% Business Rates Relief.

Schedule of Accommodation...

Unit	Tenant	Area m ²
Unit 1	CEFETRA Ltd	121 sqm
Unit 2	Bliss Hair Studio	35 sqm
Unit 3	Locked and Secured	25.6 sqm
Unit 4	Speedifreight	64 sqm
Unit 5 (A)	Grantus Ltd	13 sqm
Unit 6 (B)	JPM Labour Services	24 sqm
Unit 7 (C)	Mrs C Dobiesz	12 sqm
Unit 8 (D)	RJB Independent Financial Adviser	53 sqm
Unit 9 (E,F,G,9)	Speciality Produce	108 sqm
Unit 10	Reinforce Structures	30 sqm
Unit 11	Tech Inspections	69 sqm
Unit 12 & 14	Health Watch Lincolnshire	182 sqm
Unit 13	Vacant	68 sqm
Stores	Eco Electrical	40 sqm
Total (inc Vacant)		845 sqm 9,095 sqft

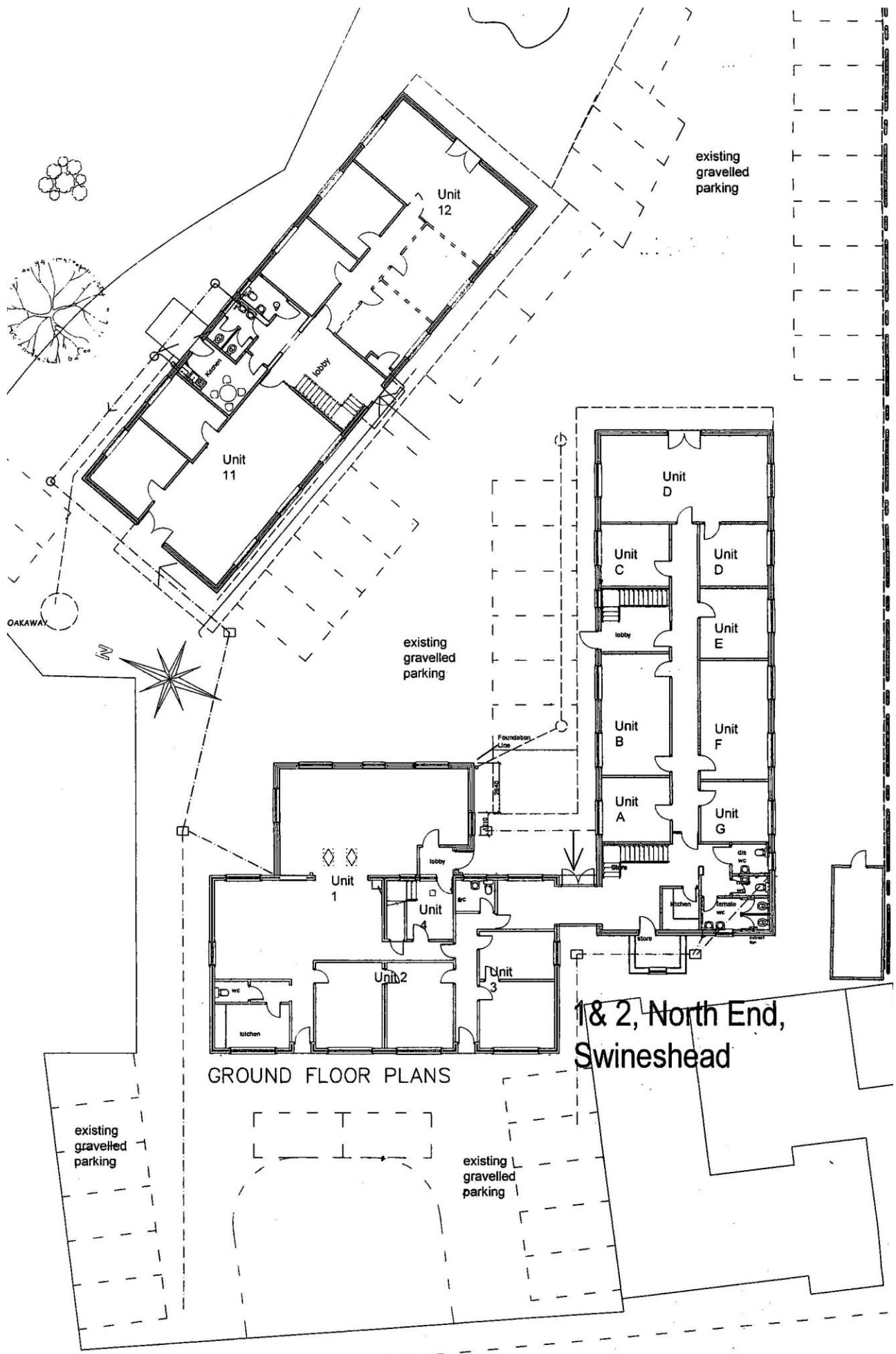
EPC...

The offices have individual Energy Performance Asset Ratings ranging from C61 to C69.

Viewings...

Strictly by appointment through the agent.
Poyntons Consultancy.
Tel 01205 361694
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GROUND FLOOR PLANS

1 & 2, North End,
Swineshead



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