

INDUSTRIAL UNIT

FOR SALE/TO LET



**Unit 1B, Spalding Road Industrial Estate, Sutterton
PE20 2ET**

#1234951/2025L

Eddisons

UNIT 1B, SPALDING ROAD INDUSTRIAL ESTATE

SUTTERTON, PE20 2ET



Agreement

For Sale/To Let



Detail

Light Industrial/Storage Unit



Price/Rent

Price - OIRO £100,000

Rent - £6,000 pax



Size

69.89 sq m (752 sq ft)



Location

Sutterton, PE20 2ET



Property ID

#1234951/2025L

For Viewing & All Other Enquiries Please Contact:



ASHLEY HUMPHREY

Surveyor

ashley.humphrey@eddisons.com

07770 481007

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Property

The property comprises a mid-terrace unit of steel portal frame construction with brick elevations, under a pitched corrugated roof incorporating rooflights. Internally, there are painted block walls.

The unit benefits from a concrete floor, overhead fluorescent lighting, an up and over folding door and separate personnel access door.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total GIA	69.89	752

Energy Performance Certificate

Rating: D78

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We are advised by the Local Planning Authority that the property has consent for uses falling within Class B1 (Light Industrial) and B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Alternative uses may be appropriate subject to receipt of necessary Planning Consent.

Rates

Charging Authority: Boston Borough Council
Description: Workshop and Premises
Rateable Value: £3,550

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Agents Note

Please note that the photographs used on the brochure were taken around 2023. It is the agents understanding that this does not reflect the current condition; however, the Property is in the process of being returned to a similar condition as part of the dilapidation process. Viewings are advised.

Tenure

The property is available to purchase on a 125 year Long Leasehold Interest at a Peppercorn Rent or, alternatively, To Let by way of a new Full Repairing and Insuring Lease, for a term of years to be agreed.

Rent

£6,000 per annum exclusive

For Sale

OIRO £100,000 for a sale on a Long Leasehold for a term of 125 years.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

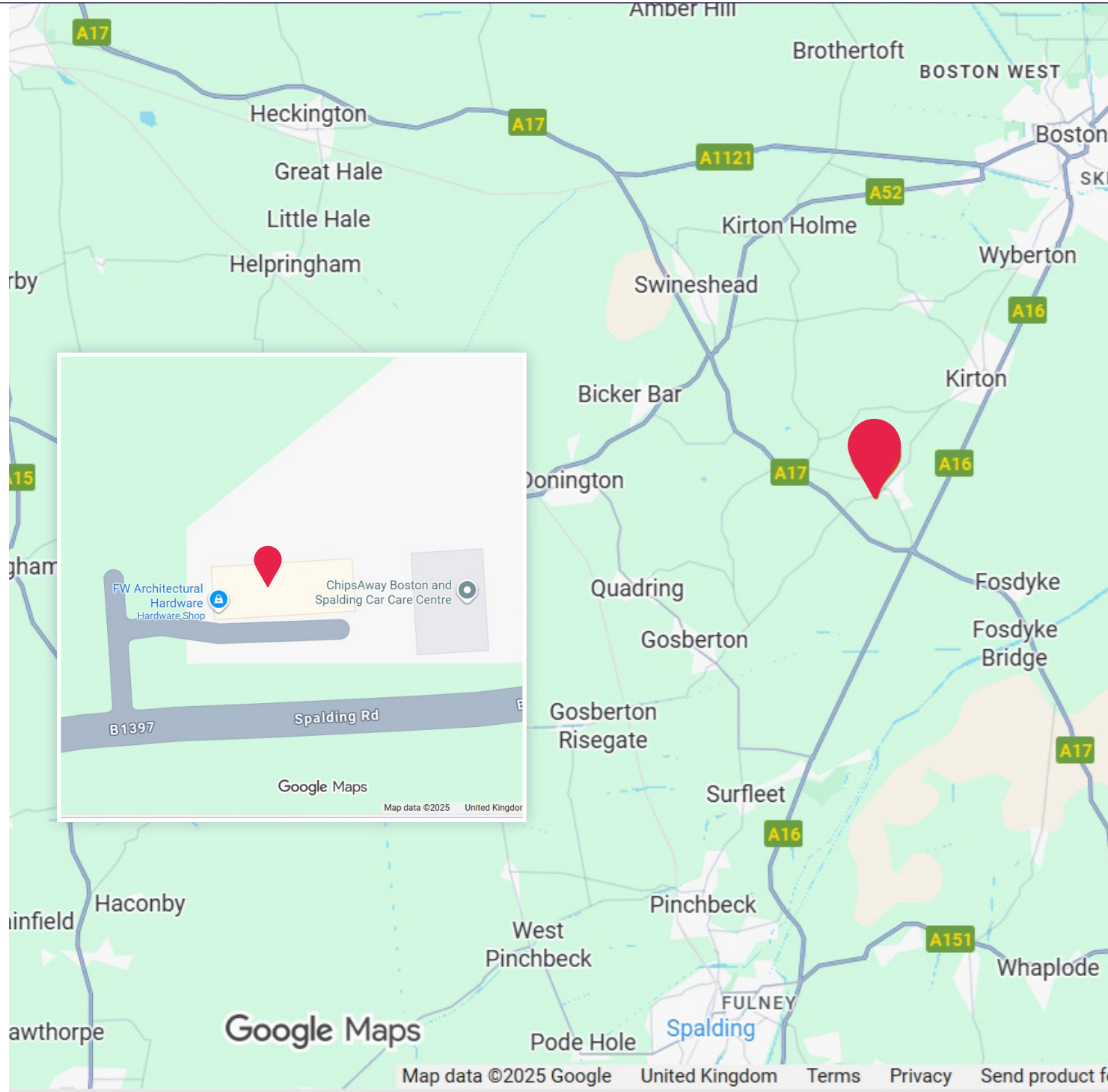
Anti-Money Laundering

Prospective purchasers/tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The estate occupies a prominent position on Spalding Road (B1397) and lies within close proximity to the centre of Sutterton. This convenient location has direct and easy access to both the A17 and A16, two key routes serving the surrounding areas.

The nearby towns of Boston and Spalding are readily accessible, with Boston located approximately 7 miles to the north and Spalding around 10 miles to the south. These well-established market towns offer a wide range of amenities and services. Therefore, the estate benefits from strong regional links and is well suited for businesses requiring efficient road connections for staff, customers and distribution.





Google Maps

