

HIGH QUALITY FORMER AUDI CAR SHOWROOM

MARSH LANE • BOSTON • LINCS • PE21 7QS



ALEXANDER JAMES



FOR SALE

- Very well presented detached former Audi showroom in excellent condition
- Currently offering showroom and office accommodation on ground floor with ancillary mezzanine floor
- Suitable for existing or alternative use (subject to planning)
- Approx. 616.5 sq.m (6,624 sq.ft) on a site of 0.90 of an acre
- Low site coverage with approx. 65 display and 25 parking / compound spaces

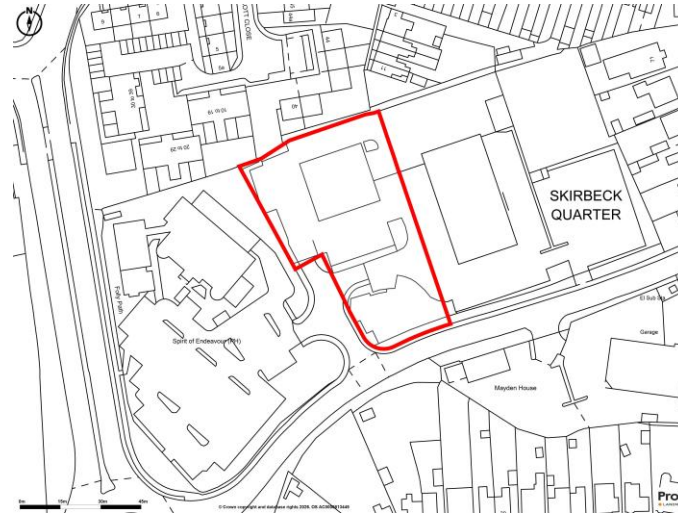
LOCATION

Boston is a market town and inland port in Lincolnshire, approximately 32 miles south-east of Lincoln and with a population of 45,339 (2021 Census).

The property is situated in a prominent and highly accessible position off Marsh Lane, in the Skirbeck Quarter, about a mile south of the town centre. Marsh Lane is accessed via a roundabout junction with the A16, leading to Spalding to the south, with other major routes serving the town including the A52 to Skegness and Grantham and the A17 to Newark and the A1.

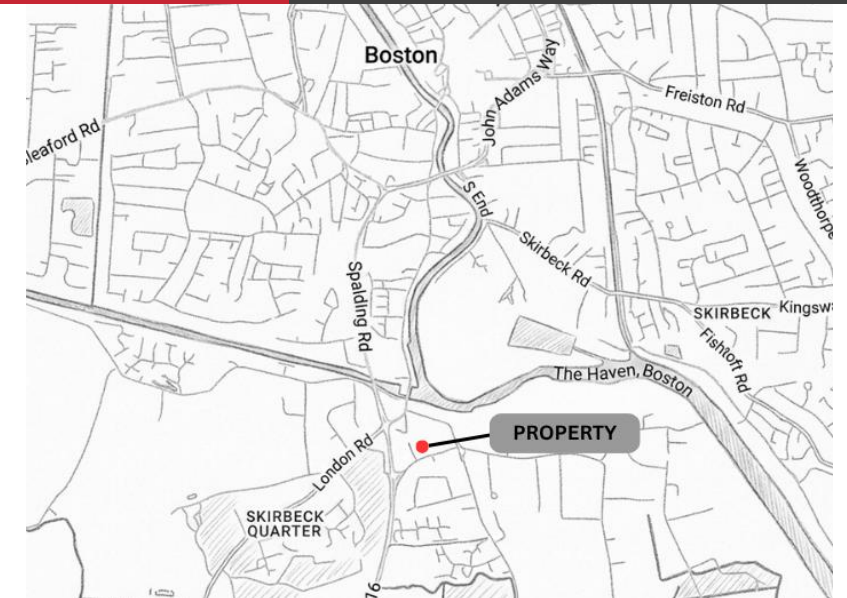
Marsh Lane is one of the main automotive locations in the town with Hyundai and Honda immediately adjacent. Marsh Lane leads on to the east to Riverside Industrial Estate, the primary industrial location in Boston.

[Click here](#) for Google Map function



SATNAV : PE21 7QS

[tennis.bunk.live](https://www.tennis.bunk.live)



THE PROPERTY

DESCRIPTION

The property was originally a showroom with workshop but was reconfigured in 2008 to provide solely showroom facilities, with internal display space for up to ten vehicles.

A number of partitioned offices are clustered in the northeast corner of the ground floor, with a central stairwell leading to a mezzanine floor housing open plan office space and partitioned meeting room, canteen and storeroom.

Externally, there is customer and compound parking to the side and rear showroom elevations and extensive sales display areas to the front. In total the site accommodates approximately 65 display and 25 parking spaces.

ACCOMMODATION

Description	sq. m.	sq. ft.
Showroom and Offices	515.9	5,554
Mezzanine Offices/Canteen	99.6	1,072
Total	616.5	6,624

CAR PARKING

Description	Number of Spaces
Total Display / Parking Spaces	circa 90

SITE AREA

The site has an area of 0.90 acres (0.36 hectares).

EPC

An EPC is being prepared and will be made available to the successful purchaser.

RATING

Address	Description	Ratable Value
Audi Boston, Marsh Lane, Boston PE21 7QS	Car showroom and premises	£109,000

PLANNING

The property is in an area administered by Boston County Council. We recommend that interested parties for alternative uses make their own enquiries of the local authority.



TENURE/TERMS

The freehold interest is offered with vacant possession for offers in the region of £1,250,000 exclusive of VAT.

VAT

All figures quoted are exclusive of VAT, which is to be charged at the prevailing rate.



CONTACT

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