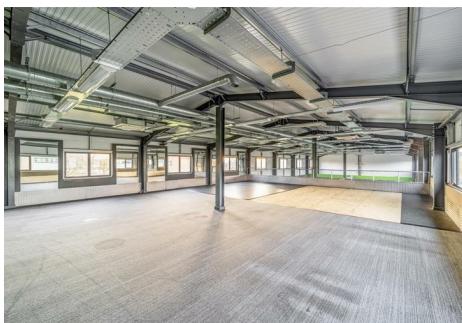
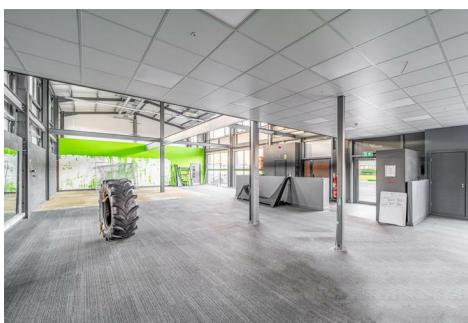


# BRUCE MATHER

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## INDEPENDENT ESTATE AGENT



### Units 3 or 4 Enterprise Park, Boston, PE217TW

**£125,000**

The units up for sale comprise of a steel framed terrace with internal eaves measuring up to 6.2m. The front of the units are glazed, originally designed to be four separate units each with a footplate of 100sqm. The Units were subsequently let as a whole to a Gymnasium but is now being sold with vacant possession. The current vendor is open to selling as a whole or as 4 individual units, or two smaller units with one larger unit to include the second floor mezzanine. Units 3 and 4 have the potential to build a second floor as per units 1 and 2. Each Unit is being sold for £125,000 individually. The option to buy units 1 and 2 together is available at £250,000. The expected rental value on each individual unit is £10,000 per annum. If you are interested in buying all 4 currently built units at £500,000 then the vendors would include the full title plan which includes the site opposite having full planning permission for 4 additional units, 9, 10, 11 and 12. Planning consent can be found on Boston Borough Council with Reference B/19/0222.

Please call Bruce Mather on 01205365032 to arrange a viewing of this unique commercial listing.

## Development

Planning consent B/19/2022 was granted for units including 4 additional unbuilt units to the north of the site comprising units 9, 10, 11, 12

## Service Charge

The purchaser will own the freehold of the company and management company, there being a service charge to units 5-7 to cover the cost of the communal areas and any other shared services. Please enquire for further details.

## Tenure

The units are available as a freehold with vacant possession

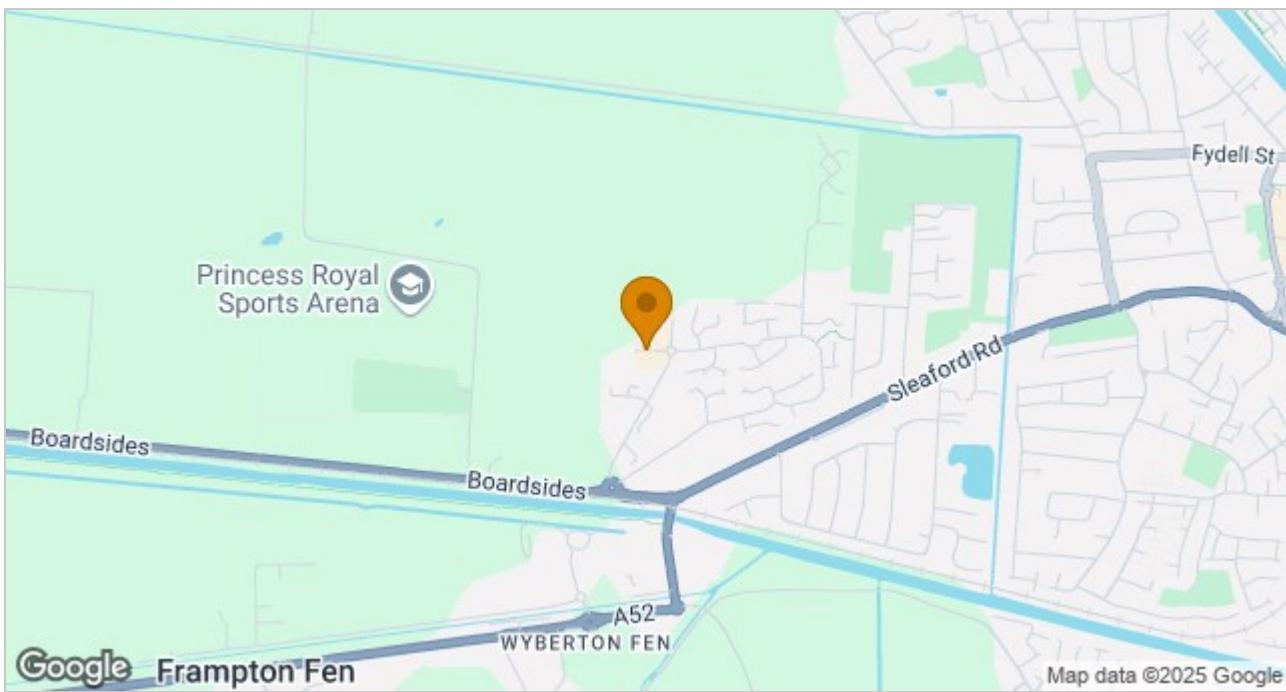
## EPC

The units have an Energy Performance Asset Rating B40. Full details are available on request.

## Viewings

Please call Bruce Mather on 01205365032 to arrange a viewing of this unique commercial opportunity.

Alternatively please email [sales@brucemather.co.uk](mailto:sales@brucemather.co.uk)



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