

BRUCE MATHER

INDEPENDENT ESTATE AGENT



22 West Street, Boston, PE21 8QH

Asking Price £124,950

The commercial property is currently VACANT and benefits from 3 storeys, ideal for offices, a shop space, etc. It is located in a bustling prime retail location that could be the perfect spot for your next business venture. This commercial property is in great condition, ready to welcome you and your ideas to the high street. Don't miss out on this fantastic opportunity to establish your presence in this dynamic neighbourhood. Please call Bruce Mather Estate Agents on 01205 365032 to arrange your viewing.

LOCATION

This well-positioned 3-storey property at the start of West Street is set within the heart of this popular trading area. First come, first served Council parking is situated within walking distance to serve the broad range of surrounding retailing outlets. If you are interested in Commercial Investment or running your own business, a viewing is well recommended.

TENURE

The property is available to purchase FREEHOLD with an Asking Price of £134,950

VIEWINGS

Strictly by appointment with the Estate Agents Bruce Mather Ltd. Tel: 01205 365032 sales@brucemather.co.uk

BUSINESS RATES

The VOA Business Rates Assessment from 1st April 2023 - Present for the Rateable Value is £8,200. Subject to the purchaser meeting specific criteria, it may be possible for 100% exemption from the payment of Business Rates could be applied for under present guidelines. Contact Boston Borough Council 01205 314200

EPC

The property has an EPC rating of G 157 expiring in 2026.

VAT

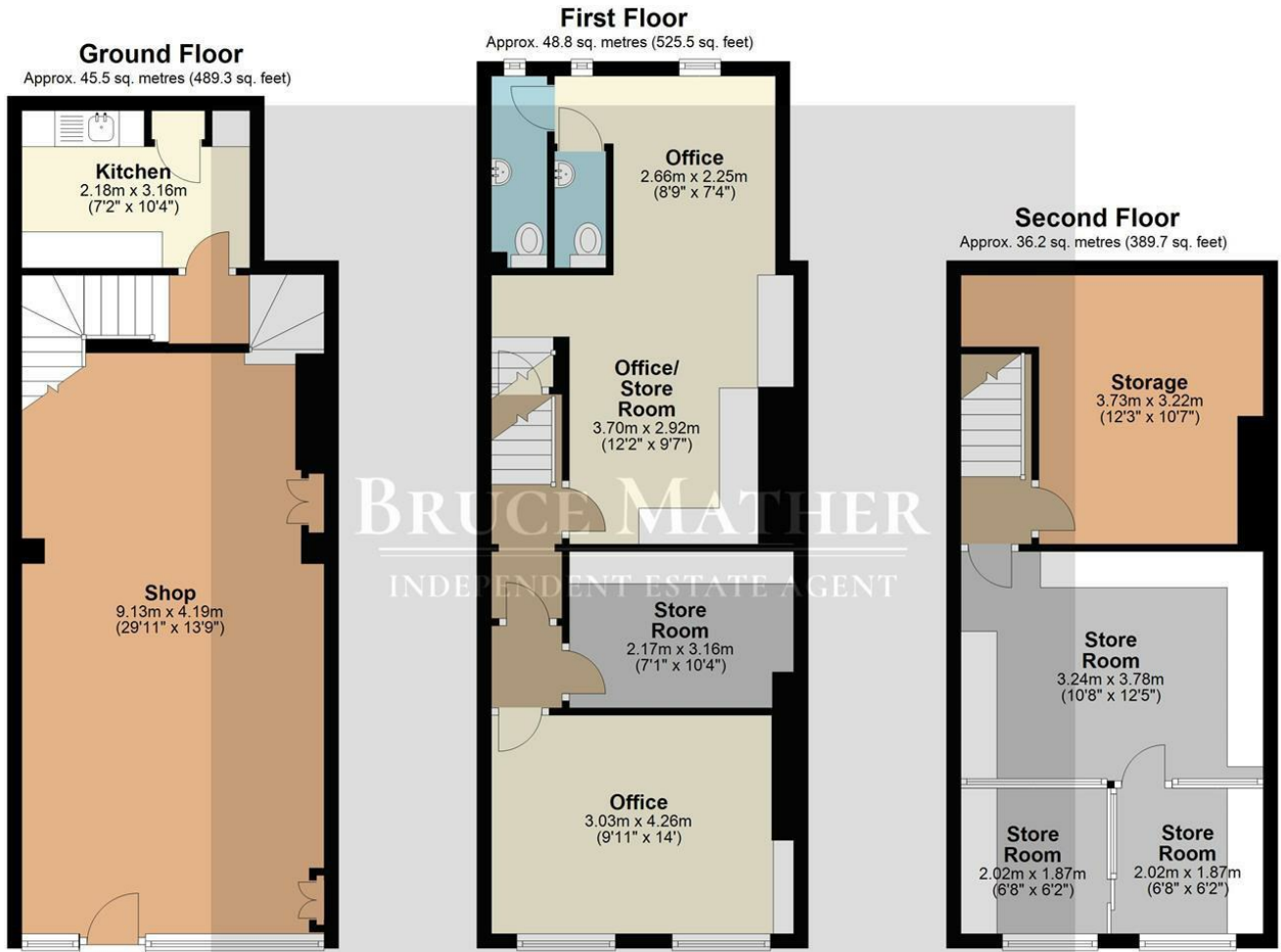
We have been informed that there is no VAT to be charged in addition to the purchase price.

AGENTS NOTE

Note: All measurements are approximate. The Agent has not tested the services, fixtures and fittings. All properties are offered subject to contract or formal lease offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Ltd.



Floor Plan

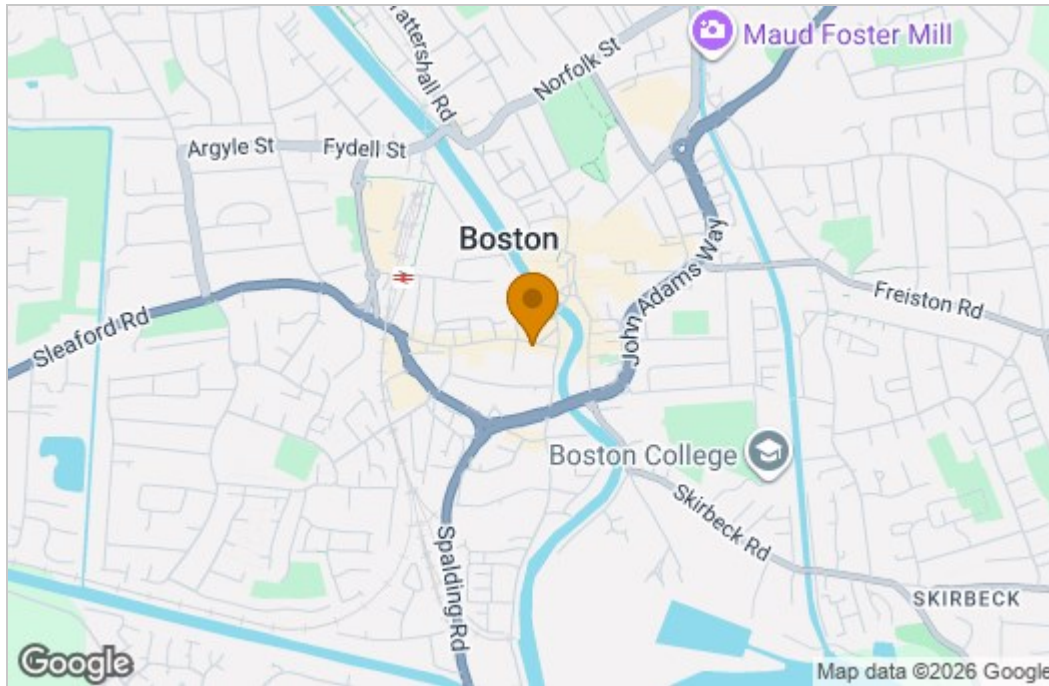


Total area: approx. 130.5 sq. metres (1404.6 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.

Plan produced using PlanUp.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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