

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



**3a Church Lane, Boston, PE21 6ND**

**By Auction £70,000**

Well positioned retail unit made of brick and slate construction for sale by ONLINE AUCTION. It has an extensive frontage to Church Lane, located opposite its junction with Church Street, and is situated just off the Market Place, near the busy footbridge. The unit offers approximately 616 sq. ft. (57 sq.m.) of potential retail space, as well as a 106 sq. ft (9.84 sq.m) kitchen/staffroom and a separate restroom.

## ACCOMMODATION

RETAIL AREA 42'0" x 17'0" max (12.80 x 5.18 max)  
Having recessed entrance door from Church Lane, 2 large windows; separate door to further side entrance.

KITCHEN/STAFF ROOM 9'3" x 8'3" min (2.82 x 2.51 min)

Containing both sink unit and small wash basin.

SEPARATE W.C.

## TENURE

Freehold. The property is for sale via online auction. Please contact us for details and to arrange a viewing 01205 365032.

## BUSINESS RATES

The Business Rates from the 1st April 2026 are listed as a Rateable Value of £10,500. Purchaser's should make their own enquiries as to the amount of business rates payable with Boston Borough Council (Tel: 01205 314200). The Council's website states (15th January 2025) "The current rateable value threshold for small business rate relief is £15000. The maximum amount of relief that can be awarded is 100% for properties with a rateable value of less than £12,000 and where the ratepayer occupies it as their sole property. Properties with a rateable value between £12,000 and £15,000 are entitled to a proportion of relief up to 100%"

## VIEWING

Strictly by prior appointment with the agents, Bruce Mather Ltd. (Tel: 01205 365032).

## THE AUCTION PROCESS

Pattinson Auction are referred to below as The Auctioneer. This auction lot is being sold under either conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer. The property is available to view strictly by appointment only via any Marketing Agent or The Auctioneer. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between any marketing agent and The Auctioneer so that all matters can be dealt with effectively. The property is being sold via a transparent online auction. To submit a bid on any property marketed by The Auctioneer, all bidders buyers must adhere to a verification of identity process in line with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure AML procedures are carried out in accordance with the law. The advertised price is commonly referred to as a Starting Bid or Guide Price and is accompanied by a Reserve Price. The Reserve Price is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the Guide Price, Starting Bid. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains

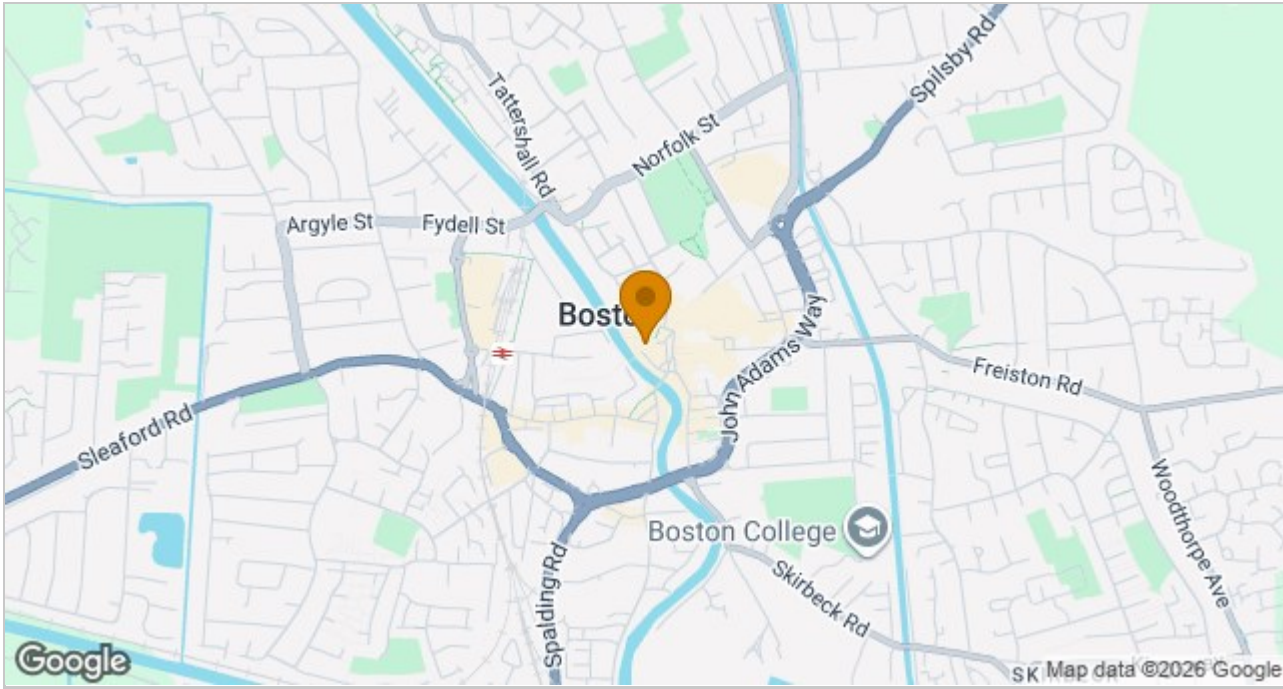
details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers obligations and sellers commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts, the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price. The deposit will form part of the purchase price. A non-refundable reservation fee of up to 6% inc VAT (Subject to a minimum fee which could be up to £7,200 inc VAT) is also payable upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price, and consideration should be given by the purchaser to any Stamp Duty Land Tax liability associated with the overall purchase costs. Both the Marketing Agent and the Auctioneer may consider it necessary or beneficial to pass customer details to third-party service suppliers, from whom a referral fee may be received. There is no requirement or obligation to use any recommended suppliers or services.

EPC

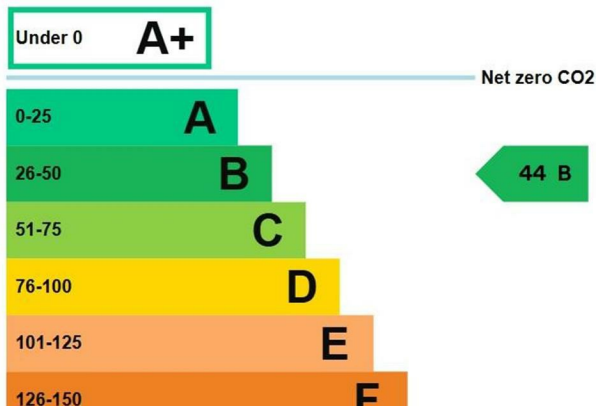
Rating B

## Area Map



## Energy Efficiency Graph

This property's energy rating is B.



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.