



3a Church Lane
Boston, PE21 6ND
Asking Price £135,000

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This is a single-storey retail unit made of brick and slate construction. 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)

KITCHEN/STAFF ROOM

9'3" x 8'3" min (2.82 x 2.51 min)

SEPARATE W.C.

TENURE

BUSINESS RATES

VIEWING

AGENT'S NOTE

EPC



Energy Performance Certificate

Non-Domestic Building



3 Church Lane
BOSTON
PE21 6ND

Certificate Reference Number:
0980-0437-7579-6128-3002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

100 This is how energy efficient the building is.

Technical Information

Main heating fuel: Oil
Building environment: Air Conditioning
Total useful floor area (m²): 64
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 189.72

Benchmarks

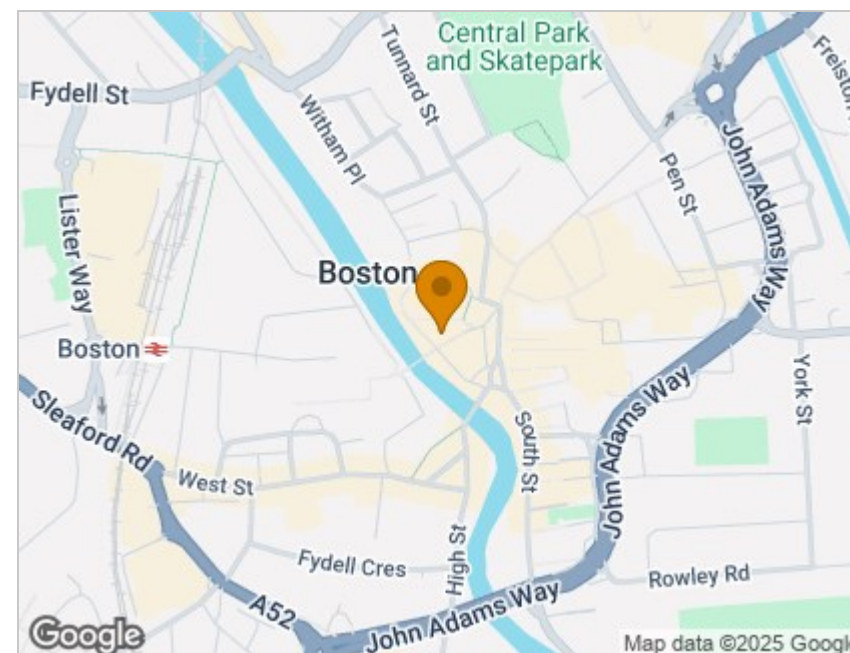
Buildings similar to this one could have ratings as follows:

31 If newly built
83 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0900 123 1234.

Area Map



Viewing

Please contact our Boston Commercial Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

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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