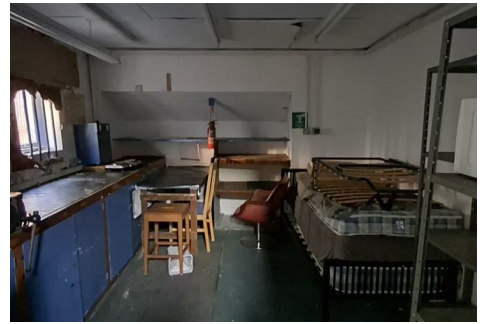


BRUCE MATHER

INDEPENDENT ESTATE AGENT



9a Pen Street, Boston, PE21 6TJ

Asking Price £89,950

A brick and tile 2 storey warehouse/workshop approx 1750sqft (162sqm) requiring renovation with yard and off road parking conveniently situated in Boston Town.

Potential Redevelopment (Subject to planning) - Located behind Wide Bargate with Pen Street access - Sliding wooden entrance door – Cloakroom with WC – Off road parking - Project

Accommodation

Ground Floor

A sliding four section wooden entrance door lead to

Reception/Storage Area

Having ceiling light, trip switch box, tap, door to yard. Further doors leading to:-

Cloakroom

With corner hand wash basin, low level WC, wall light point and shelf.

Store/Workshop

Having fitted workbench with storage cupboards beneath, fluorescent strip lights and window to side elevation.

Rear Workshop

Having door to passageway and drain.

A door from the reception storage area leads to a staircase to the:-

First Floor

Landing

Having window to front elevation.

Store

With windows to side elevation.

Office

Having window to front elevation, electric heater.

Exterior

To the front of the premises there is an area of the yard used for off road parking. A gate to the side of the premises provides a pathway leading to a further yard. The yard has a side entrance door to the passageway. A right of way exists for the yard.

Tenure

Freehold

Business Rates

We understand from the VOA website the current Rateable Value Assessment is £3,750. Interested parties are advised to contact Boston Borough Council to verify the amount of business rates payable (Tel: 01205 314413)

Planning

Purchasers should ensure their business usage is permissible through Boston Borough Council Planning Department (Tel: 01205 314344)

Services

Water is connected to the property. The Electrics will require connection and re-wiring.

VAT

We understand that VAT will not be charged in addition to the purchase price at the prevailing rate.

Agents Note

The vendor has informed us a right of way to the passageway exists for 37 Wide Barage.

The property requires renovation and updating.

All measurements and approximate. The services, fixtures and fittings have not been tested by the Agent.

All properties are offered subject to contract offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

Bruce Mather Limited for themselves and for Sellers of this property whose Agent they are give notice that:-

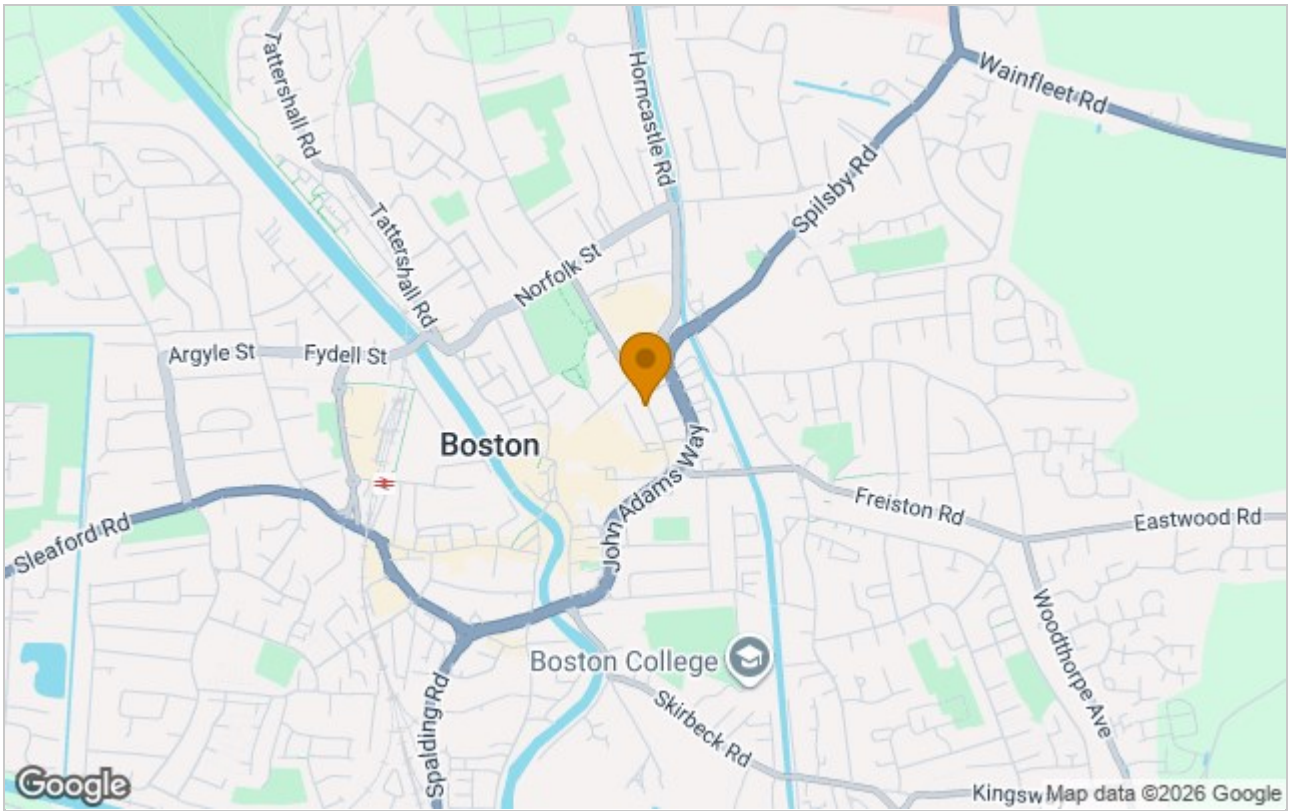
1) the particulars, whilst believed to be accurate, are set out as a general outline for intended buyers or lessees and do not constitute nor constitute part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) no person in the employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Viewing

Strictly by prior appointment with Bruce Mather Limited Tel: 01205 365032.

Directions

From our offices in Pump Square proceed to Main Ride West and continue into Pen Street. Carry straight on over the traffic lights and property is on the left hand side just before the T junction. Turn into the yard before 9A Pen Street and the property is situated on the right-hand side.



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