

BRUCE MATHER

INDEPENDENT ESTATE AGENT



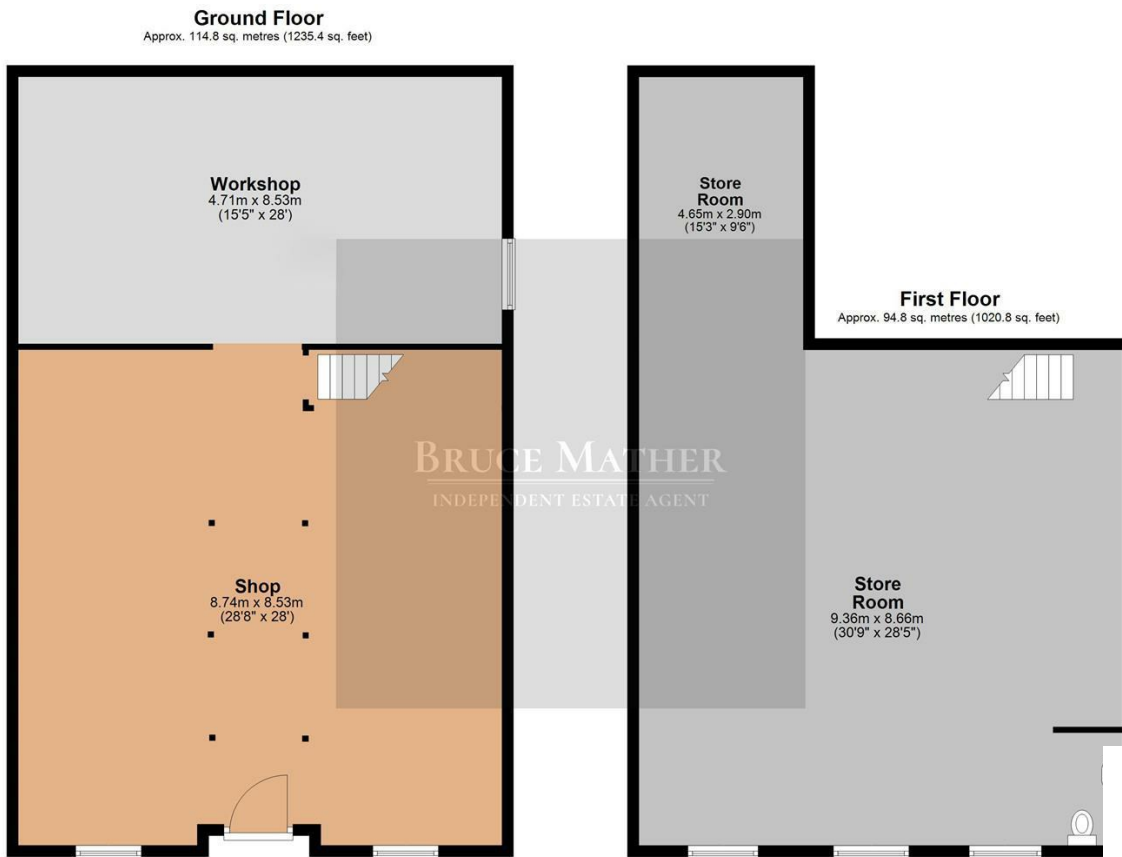
Launchbury's Pump Square, Boston, PE21 6QW Asking Price £175,000

A fantastic opportunity to purchase this prominent property and renowned bicycle business in the desirable address of Pump Square Boston PE21.

The property dates back to 1872 and is situated in the heart of Boston. This well known building provides extensive storage, workshop and showroom space, there is a WC and basin, an office area. The roof has recently been replaced with Welsh slate and ceiling lights. A fantastic opportunity to purchase this prominent property which has been operating a successful cycle & motorcycle business in the town since 1915 of which is also open to purchase along with stock if wanting to continue a ready made established business. Private parking for 2 vehicles also available to rent or purchase.

Property being sold due to retirement. Please call Bruce Mather on 01205365032 to arrange a viewing.

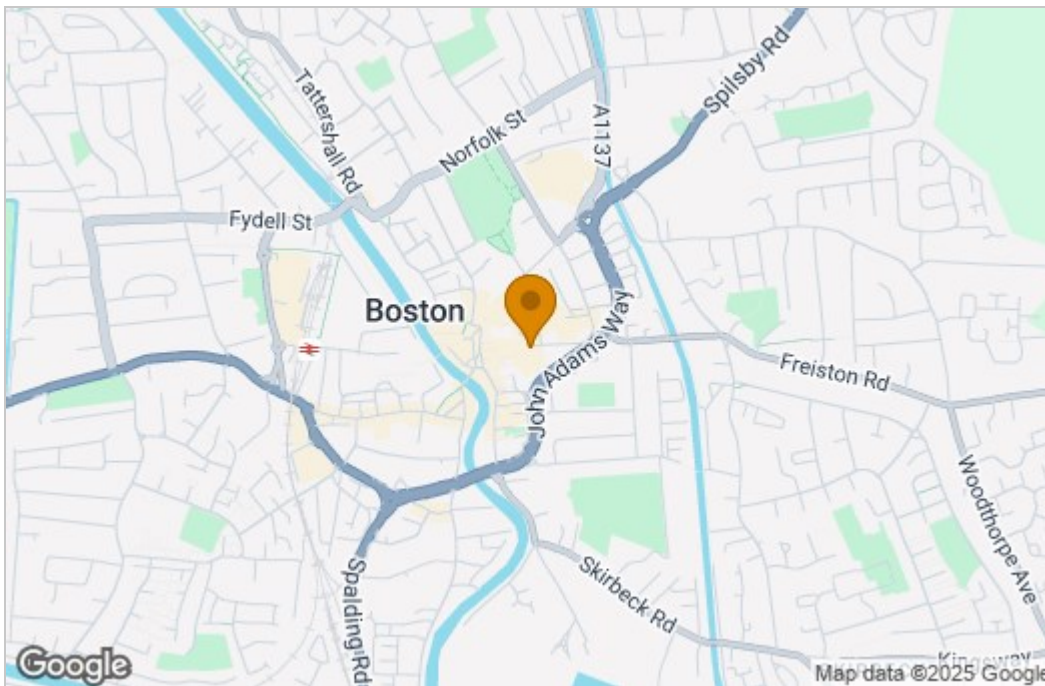
Floor Plan



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



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.