BRUCE MATHER
INDEPENDENT ESTATE AGENT



17 Wide Bargate

Boston, PE21 6SR

£269,950

Location & Situation

The property occupies an excellent trading position on the fringes of the Town Centre prime trading zone on Wide Bargate. It benefits from high levels of footfall and exceptional visibility:

- Immediate Neighbours: Located directly next door to major national brands Next and Coral.
- Amenities: Situated almost directly opposite the scenic Central Park.
- Public Transport: Positioned directly in front of a primary town centre bus stop, maximizing customer accessibility.

Property Description & Accommodation

The property is arranged over three floors, measuring approximately 233.4 sq.m (2512.6 sq.ft) on a Net Internal Area (NIA) basis. Subject to a structural survey, the building may offer scope for physical expansion.

Floor / Component	Description & Potential Use
Ground Floor	Retail accommodation previously occupied by Shoe Zone. Glazed shop frontage with open plan layout.
Upper Floors (1st & 2nd)	Two upper floors historically used as residential accommodation. Ideal for conversion back to residential apartments or alternative commercial space (STPP).
Total Net Internal Area (NIA)	**Approx. 233.4 sq.m (2512.6 sq.ft)**

Financial & Business Rates

- Tenure: Freehold available at £269,950.
- Lease terms: Rental options available at £19,500 per annum exclusive on a Full Repairing and Insuring (FRI) basis. Ingoing tenant responsible for the Landlords reasonable legal fees in the production of the lease.
- Business Rateable Value: £16,250. (Interested parties are advised to verify actual rates payable with the local authority).
- EPC D Rating.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole marketing agents:

Bruce Mather Commercial

Email: james@brucemather.co.uk | Tel: 01205 365032







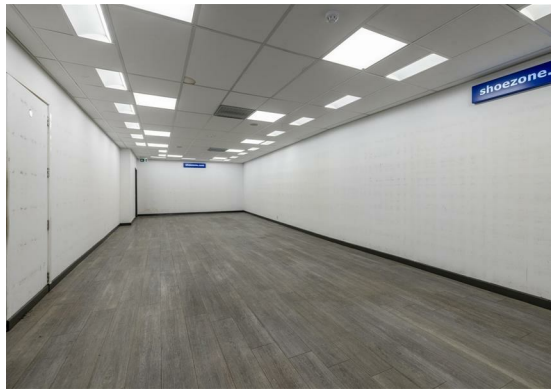







Staff Only




shoezone





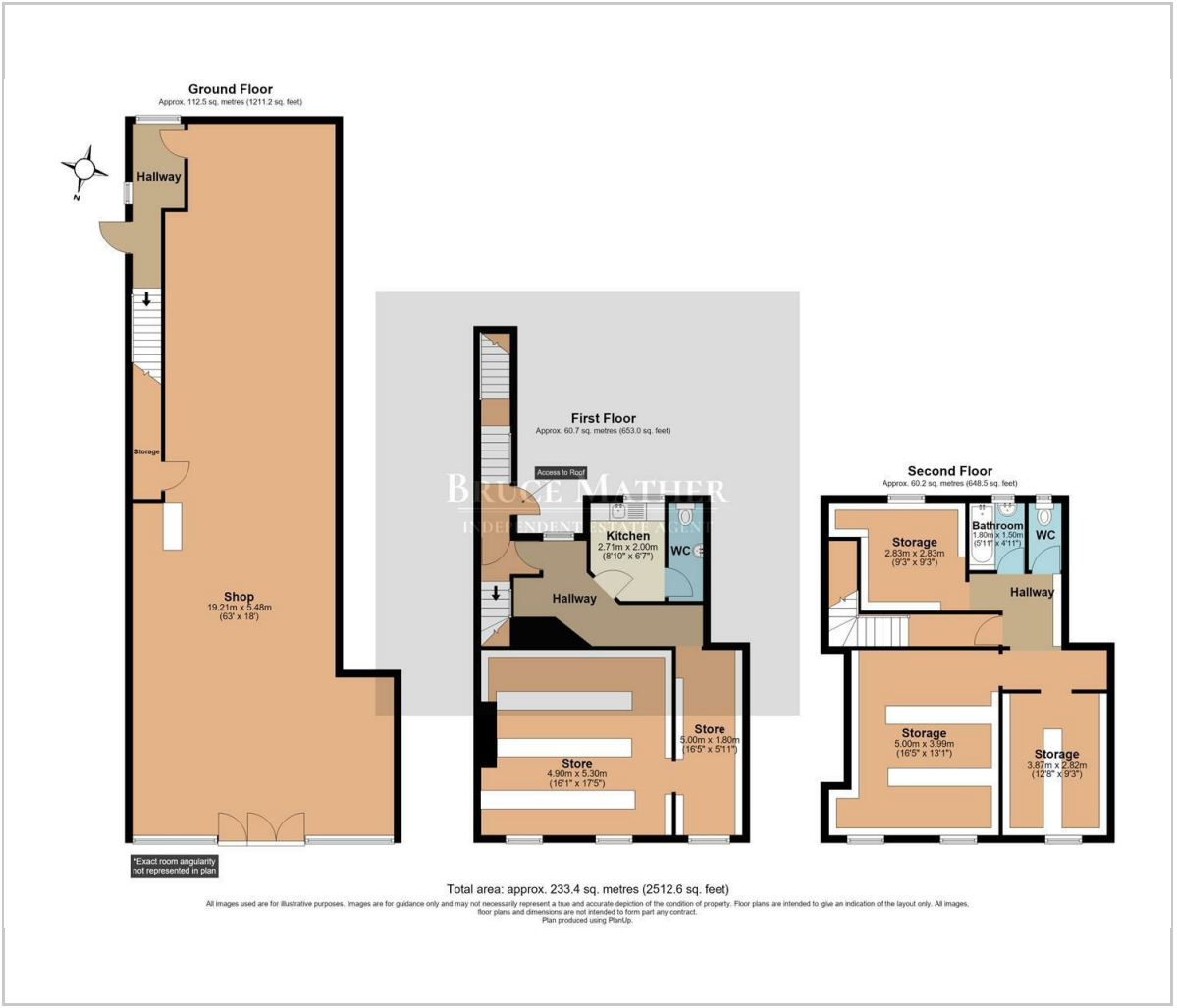








Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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