

BRUCE MATHER

INDEPENDENT ESTATE AGENT



Enterprise Park, Boston, PE217TW

Asking Price £500,000

The units up for sale comprise of a steel framed terrace with internal eaves measuring up to 6.2m. The front of the units are glazed, originally designed to be four separate units each with a footplate of 100sqm. The Units were subsequently let as a whole to a Gymnasium but is now being sold with vacant possession. The current vendor is open to selling as a whole or as 4 individual units, or two smaller units with one larger unit to include the second floor mezzanine. Units 3 and 4 have the potential to build a second floor as per units 1 and 2. Each Unit is being sold for £125,000 individually. The option to buy units 1 and 2 together is available at £250,000. The expected rental value on each individual unit is £10,000 per annum. If you are interested in buying all 4 currently built units at £500,000 then the vendors would include the full title plan which includes the site opposite having full planning permission for 4 additional units, 9, 10, 11 and 12. Planning consent can be found on Boston Borough Council with Reference B/19/0222.

Please call Bruce Mather on 01205365032 to arrange a viewing of this unique commercial listing.

Development

Planning consent B/19/2022 was granted for units including 4 additional unbuilt units to the north of the site comprising units 9, 10, 11, 12

Service Charge

The purchaser will own the freehold of the company and management company, there being a service charge to units 5-7 to cover the cost of the communal areas and any other shared services. Please enquire for further details.

Tenure

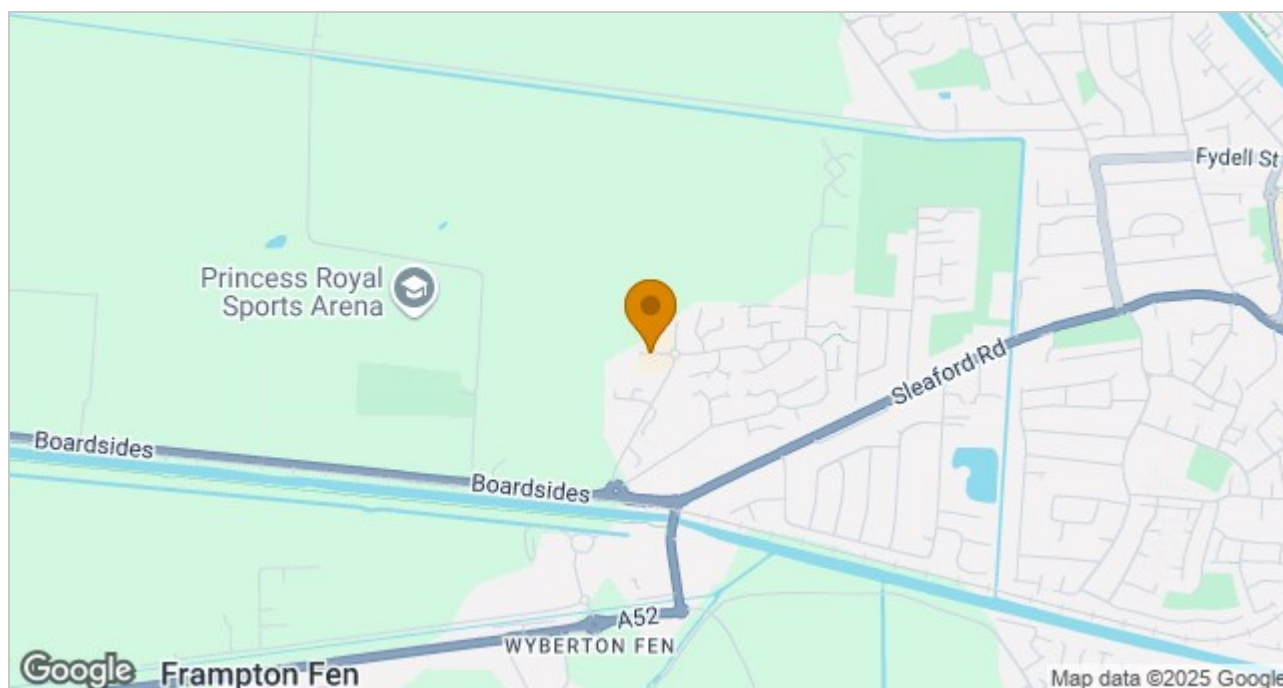
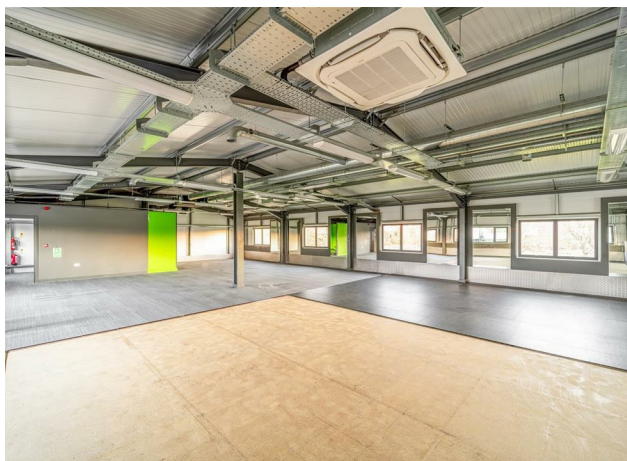
The units are available as a freehold with vacant possession

EPC

The units have an Energy Performance Asset Rating B40. Full details are available on request.

Viewings

Please call Bruce Mather on 01205365032 to arrange a viewing of this unique commercial opportunity. Alternatively please email sales@brucemather.co.uk



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.

6 Pump Square, Boston, PE21 6QW

Tel: 01205 365032 Email: sales@brucemather.co.uk brucemather.co.uk