BRUCE MATHER

INDEPENDENT ESTATE AGENT









13a and car , Boston, PE21 6TJ

A spacious well designed business premises over 100 ft (30.5m) long, providing over 1,600 sq. Ft (149 sq.m) of accommodation, having a decent sized front reception room leading to a wonderful open plan office suite with further kitchen and cloakroom off.
This vast commercial property close to the Town Centre's Car Parks and amenities provides attractive business accommodation and potential development opportunities subject to planning permission.
An infill land parcel presently being used as a car park accommodating over 10 vehicles, situated in Boston Town Centre in an area populated by both residential and commercial users.
A 35% overage provision will apply to the land should any successful future planning permission be passed either at point of implementation or future sale. Overage period 25 years, The vendor informs us there are no business rates on the car park.

£199,950

13a and car park , Boston, PE21 6TJ

DESCRIPTION

A rectangular office premises with ancillary accommodation situated in the busy Pen Street area of Boston Town Centre, close to the bi weekly markets, car parks, Central Park, A16 and A52 dual carriageways.

Pen Street is a mixed use area associated with quality clothing, stylish hairdressing and up market home furnishings.

The property is well configured having an attractive front reception area leading directly to an open plan office suite, some 48 feet long, having cloakroom and kitchen accommodation immediately off. The property provides two further rooms from the kitchen which could also be used for additional offices or storage.

The surrounding area has found to be popular with developers looking to introduce further residential accommodation able to benefit from the convenient location.

TENURE

Freehold with vacant possession upon completion.

BUSINESS RATES

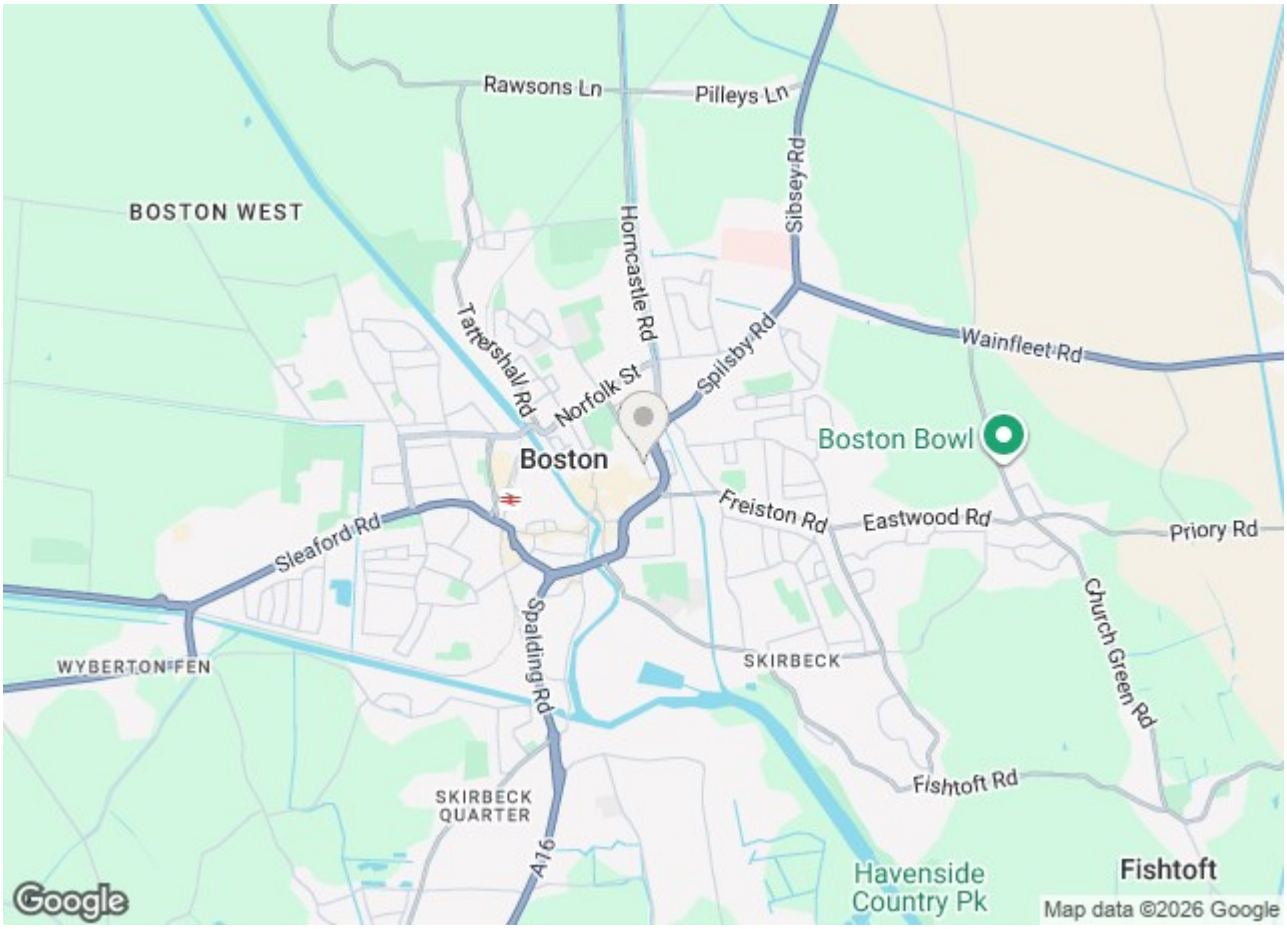
The rateable value from the Government's VOA website states the RV to be £10,000 from 1st April 2023 having shop floor areas totalling 149 square meters (1604 sq.ft)

VAT

The vendors inform us the property is elected for VAT.

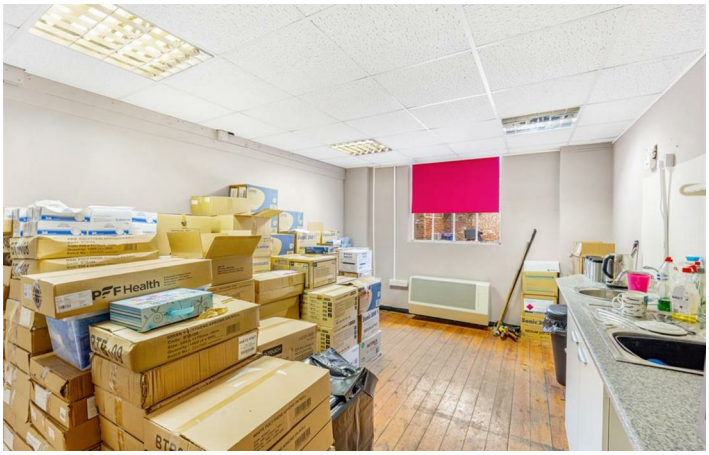
VIEWINGS

By arrangement with the Selling Agent, Bruce Mather Ltd 01205 365032, sales@brucemather.co.uk

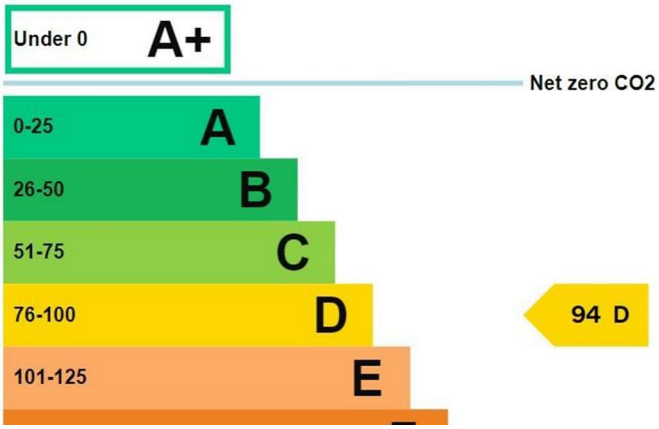




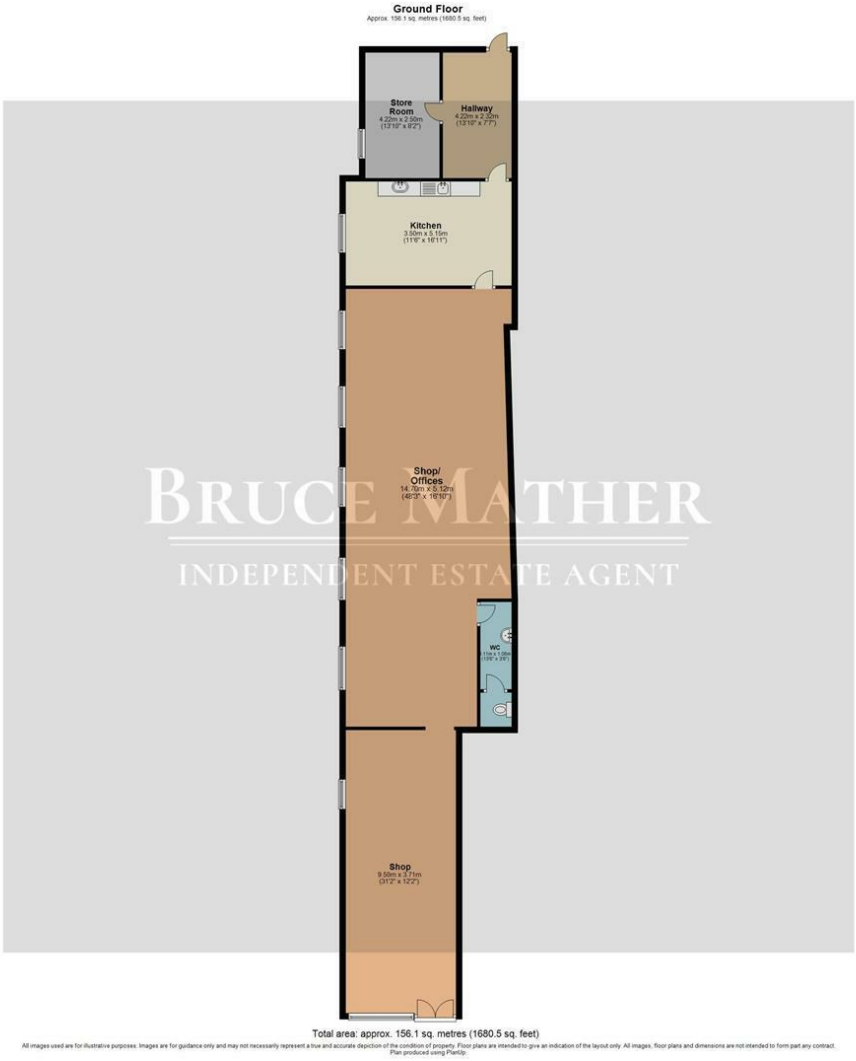



PFF Health


FIRE EXIT
Fire exit


Under 0
A+
Net zero CO2
0-25
A
26-50
B
51-75
C
76-100
D
94 D
101-125
E

Floor Plan



Website Link



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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