

BRUCE MATHER

INDEPENDENT ESTATE AGENT



17a Wide Bargate, Boston, PE21 6SR **Asking Price £249,950**

An attractive Retail Property situated in part of the Primary Shopping Area of Boston Town Centre having a major covenant with Ladbrokes.

This Town Centre Shop, over 1356sq.ft (126sq.m) located within an important area of Boston has neighbours including Shoe Zone, Next, Waterstones, Morrisons Daily and CEX.

The property has also received positive pre-application advice for an additional single storey extension for a residential unit.

LOCATION

The property is situated on Wide Bargate, an area of high Commercial activity with access for both pedestrians and motorists. In the centre of Wide Bargate, customers can use the convenient Car Park as well as additional Loading Bays and first come first served parking.

On Wednesdays, the Car Park is used for a weekly held Market having stalls and eagerly awaited Auctions. A few paces away from the premises, there is the Interchange (Stand 1) Bus Stop providing additional transportation for customers.

On the opposite side of Wide Bargate, you have the main entrance from Parkgate to Central Park, providing a range of recreational facilities.

DESCRIPTION

17A Wide Bargate is an end terrace unit along a retail parade.

The property is a Retail Investment having a 5 year lease with Ladbrokes at £22,000 from 24th June 2022 upon FRI type terms. A copy of the lease is available for inspection.

The permitted use from the Lease is a "Licensed betting office or any use within Class E of the Town and Country Planning (Use Classes (Amendment) (England) Regulations 2020... together with the sale of food and drink as ancillary to a licensed betting office".

BUSINESS RATES

The Valuation Office Agency have the following floor areas and rateable value as at April 2023:

Ground Floor

Retail Zone a 36.34 sq.m
Retail Zone b 36.78 sq.m
Retail Zone c 28.58 sq.m
Mess/Staff Room 8.61 sq.m
Staff Toilets 0 sq.m
Public Toilets 11.2 sq.m
Internal Storage 4.55 sq.m

Total 126.06 sq.m
Rateable Value £20,000

TENURE

The freehold of the property is for sale.

VAT

VAT will be chargeable on the sale at the prevailing rate.

EPC

The property has a B rating.



AGENT NOTE

The rental income and tenancy details stated in the brochure are as at November 2024. Prospective purchasers must confirm with their solicitor the rent payable as at the time of purchase. 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 and Lessors 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.

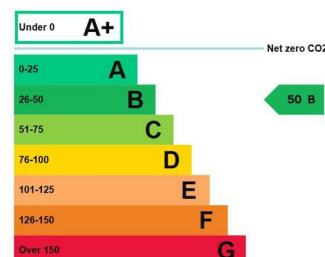
VIEWING

Strictly by appointment with the Selling Agents, Bruce Mather Ltd. Tel: 01205 365032.



Energy rating and score

This property's energy rating is B.



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