

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



## **Warehouse 4, Kings Road Tyre Depot, Hubberts Bridge, Boston, PE20 3QR** **£115,000**

A rare opportunity to purchase a decent sized brick warehouse with further office block for refurbishment, approx. 3420 sq.ft, 317.77 sq.m, split 211.48 sq.m for the warehouse and 106.29 sq.m for the office block, situated within a large Warehousing Building of approx. 17,692 sq.ft, 1643.6 sq.m, having allocated parking spaces and Communal Service Block (having toilet facilities).

The property will require the purchaser to install walling to part of the property to divide the unit and connect the required services to the Unit, such as electricity.

Asking Price £115,000

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### LOCATION

The property is located in the small village of Kirton Holme, directly off the B1192 on Station Road, a short distance from the Langrick Road / Hubberts Bridge crossroads and Boston West Golf Club. It is approx. 3 miles west of the market town of Boston and has excellent access to both the A52 and A1121 and onto the A17

### DESCRIPTION

An attractive warehouse space with office block, providing approx. 317.77 sq.m, 3420 sq.ft, situated within a large warehousing building for division and refurbishment by the purchaser. The office block comprising 3 Offices, Staff Room, Kitchenette, hallway and Store.

### COMMUNAL BLOCK

The property has access to the Communal Toilet Block.

### PARKING

Each warehouse has allocated parking spaces.

### TENURE

Freehold.

The property has a service charge for the Communal Toilet block and towards the shared driveway.

### BUSINESS RATES

The Valuation Office Agency will need to assess the Rateable Value for each Warehouse. In the present April 2026 assessment for the whole building, the Valuation Office Agency have assessed the Ground Floor Warehousing £per sq m / unit at £17.69 and £18.53. Ground Floor Offices at £22.80 per sq.m. If similar values are applied to the newly divided units, the Rateable Value might qualify for Small Business Rate relief, subject to criteria. Interested parties are advised to contact Boston Borough Council Business Rates department to enquire 01205 314200 option 2, then 3.

### VAT

We are advised that the property is not elected for vat.

### EPC

The whole building is assessed at a D Rating.

### VIEWING

Strictly by appointment with the selling agent, Bruce Mather Ltd 01205 365032 james@brucemather.co.uk

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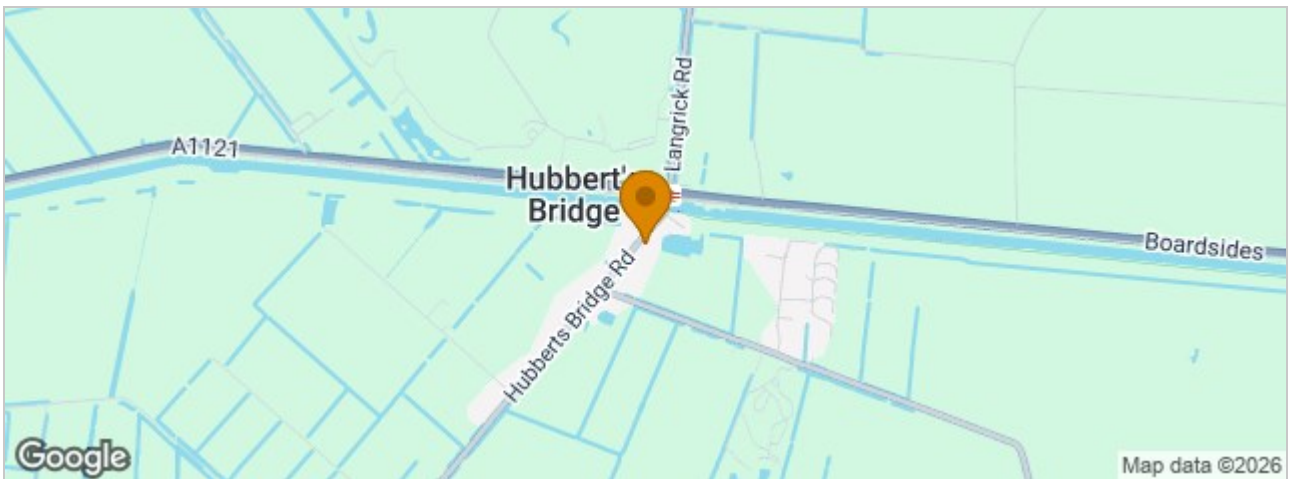
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Floor Plan



Area Map



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