BRUCE MATHER

INDEPENDENT ESTATE AGENT









37 Wide Bargate, Boston, PE21 6SR

Asking Price £76,995

An EXTENSIVE 2 Storey Town Centre Office/Retail Premises comprising OPEN PLAN WORK SPACE as well as 5 OFFICES on the ground floor and 2 OFFICES on the first floor.
This property has lots of potential and opportunity.

Situated in a MIXED USE area of the Town having neighboring Retailers and Residents. The property is closely located to the amenities and facilities of BOSTON TOWN CENTRE.

Asking price £76,995 - REDUCED

For further information or to arrange a viewing please contact Bruce Mather on 01205 365032.

COMMERCIAL PROPERTY BROCHURE

37 Wide Bargate, Boston, Lincolnshire, PE21 6SN

Asking Price: £99,950 | Tenure: Freehold

Executive Summary

- **Property Type:** Extensive Two-Storey Town Centre Office / Retail Premises
- **Total Floor Area:** 147.32 sq.m (From VOA records)
- **VAT Status:** The property is NOT registered for VAT
- **Business Rates:** Rateable Value of £9,900 effective from 1st April 2026
- **Features:** Open-plan ground floor workspace plus 7 dedicated offices

Location

The property is prominently situated on Wide Bargate, an area characterised by high commercial activity with exceptional access for both pedestrians and motorists. Directly in the centre of Wide Bargate, customers and clients can utilize a highly convenient public car park, which offers additional dedicated loading bays and flexible, first-come first-served parking.

On Wednesdays, this central car park transforms to host the popular weekly held town market, bringing a vibrant influx of footfall for local market stalls and eagerly awaited public auctions. Furthermore, the property enjoys seamless transportation links, located just a few paces away from the Interchange (Stand 1) Bus Stop. Directly on the opposite side of Wide Bargate sits the main entrance from Parkgate into Central Park, providing a beautiful expanse of recreational facilities right on your doorstep.

Property Description

An extensive 2-storey town centre commercial premises offering massive potential and versatile layout opportunities. Ideally nestled within a mixed-use zone of Boston amongst established neighbouring retailers and residential properties, this building is highly accessible to all town-centre amenities.

Accommodation & Dimensions

The accommodation yields a total internal floor area of approximately 147.32 sq.m, configured over two floors as follows:

Ground Floor Workspace:

- **Open Plan Floor Area:** 10.50m x 4.95m
- **Office 1:** 2.47m x 3.18m
- **Office 2:** 1.49m x 2.60m
- **Office 3:** 2.90m x 2.60m
- **Office 4:** 3.75m x 2.60m
- **Office 5:** Additional flexible office room layout

First Floor Workspace:

- **Office 6:** 4.15m x 3.65m
- **Office 7:** 4.96m x 5.20m

Business Rates & Technical Data

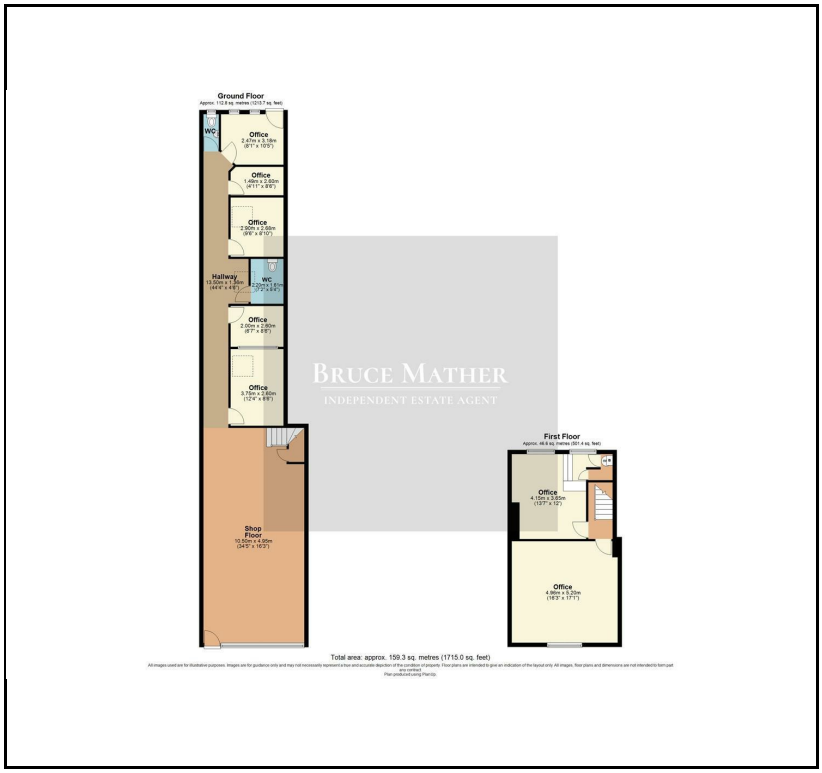
Rateable Value Assessment: £9,900 from 1st April 2026.

Important Notice: Prospective owners or tenants must make their own independent enquiries with the Local Authority to verify the exact amounts payable and check if they qualify for Small Business Rate Relief, as properties with a rateable value under £12,000 may be eligible for significant discounts or 100% relief depending on criteria.

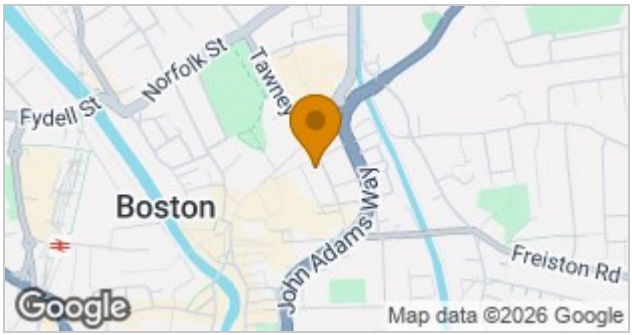
Viewing & Enquiries

To fully appreciate the extensive scale and versatile potential of this prominent town-centre property, viewings are strictly by prior appointment with the Selling Agents, Bruce Mather Ltd. Tel: 01205 365032.

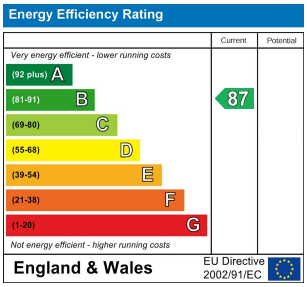
Floorplan

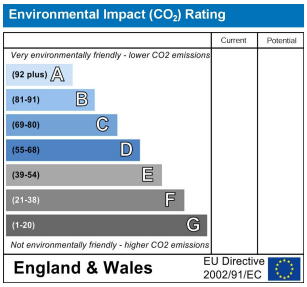


Area Map



EPC













BRITISH PROPERTY AWARDS 2023 — GOLD WINNER — ESTATE AGENT IN BOSTON

BRITISH PROPERTY AWARDS 2024 — GOLD WINNER — ESTATE AGENT IN BOSTON

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