BRUCE MATHER

INDEPENDENT ESTATE AGENT









37 Wide Bargate, Boston, PE21 6SN

Asking Price £99,950

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 £120,000

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

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
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.
Open Floor area: 10.50m x 4.95m
5 Office spaces on the ground floor are
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
First floor
Office 6: 4.15m x 3.65m
Office 7: 4.96m x 5.20m

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BUSINESS RATES
The rateable value from the Government's VOA website states the Current rateable value OF £9,900 from 1 April 2026 to present have a total floor area of 147.32sq.m

TENURE
Freehold

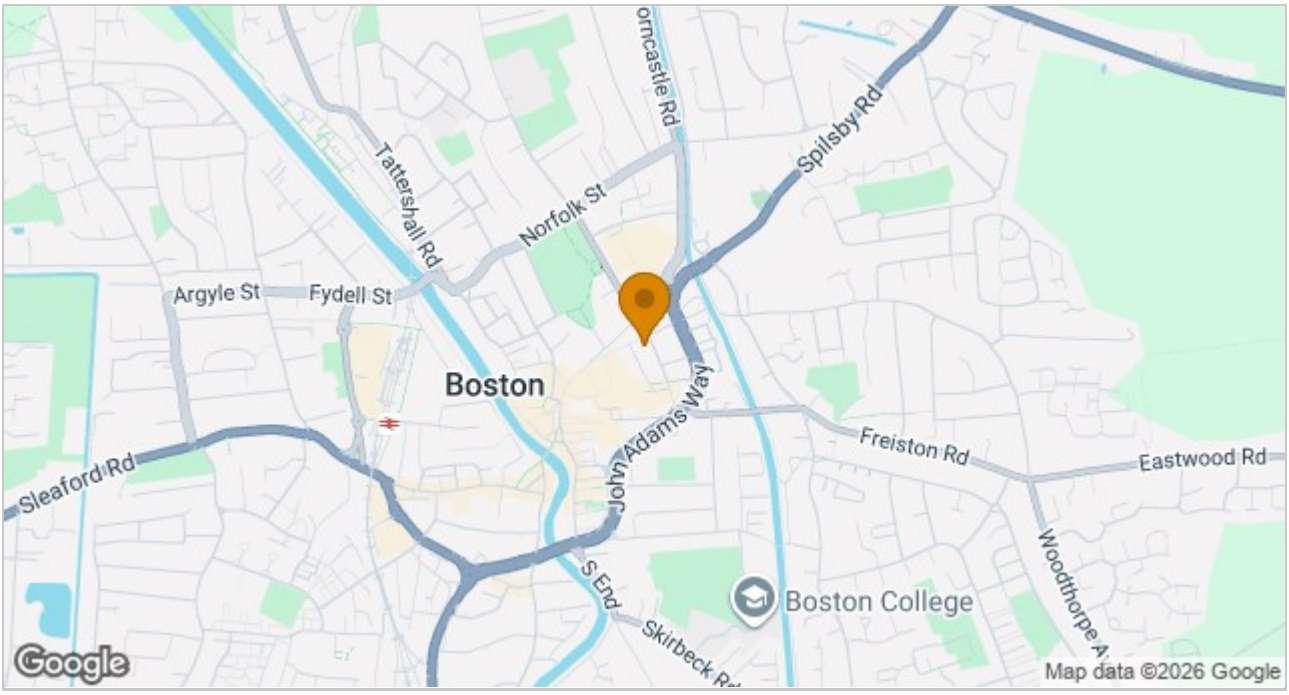
VAT
The property is not registered for VAT.

EPC
Commercial EPC

AGENT NOTES
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All properties are offered subject to contract offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.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.

VIEWINGS
Viewing are strictly by appointment with the Selling Agents, Bruce Mather Ltd. Tel: 01205 365032.

Area Map



Energy Efficiency Graph









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

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6 Pump Square, Boston, PE21 6QW
Tel: 01205 365032 Email: sales@brucemather.co.uk brucemather.co.uk