

BRUCE MATHER
INDEPENDENT ESTATE AGENT



2 Maud Street, Boston, PE21 6TP

Asking Price £399,500

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A large 2-storey HIGH PROFILE Warehouse, with parking and ancillary accommodation, FOR SALE, offering a gross internal area of approx. 6,670 sq.ft. (619.88 sq.m.) within its own prominent site next to the A16 John Adams Way dual carriageway, the major relief road in Boston.

Roadside visibility, Front, Rear and Side Entrances, large concrete parking area to the front with plenty of spaces and further rear goods entrance from Foster Street.

LOCATION

The property is situated on a prominent site, providing strong local visibility next to the A16 relief road, and is visible to both north and south bound traffic. The site offers prime transport connectivity, efficient logistics access and quick regional links out towards major Lincolnshire hubs and main arterial routes. The location has a central proximity to Boston's town centre amenities, also having a bus stop next door, making worker commutes and customer visits convenient.

DESCRIPTION

The property is of brick and block construction with additional cladding to the first floor front, side and rear. Historically, the property has been used by HSS Hire Shop and presently by Mad Mac's Furniture Warehouse.

The layout is current configured to provide 2 front facing Showrooms, 13 Store Rooms, with further ancillary accommodation (Kitchen and W/c's) all across the 2 storeys. Externally the property has a frontage laid to concrete for parking and vehicle deliveries. There is also a rear roller shutter door and personnel door for further deliveries. The layout is shown on the Floor Plan in this brochure.

The property is suitable for a variety of business and commercial uses, subject to planning consent.

OUTSIDE

There is a concrete parking area to the front with plenty of spaces and rear goods entrance from Foster Street for deliveries.

TENURE

Freehold

The property is presently occupied through a 10 year lease which commenced 5th April 2018 upon FRI type terms opting out of s24 - 28 of the Landlord and Tenant Act 1954. The Director of the Tenant's Company has signed a Deed of Guarantee. The tenancy also holds a Rent Deposit Deed holding £2083.

The Landlord has confirmed the current rent is £25,500 pa.

BUSINESS RATES

The rateable value as shown on the VOA website from the 1st April 2026 is £26,750. Interested parties should make their own enquiries with Boston Borough Council (01205 314200) as to the amount of business rates payable.

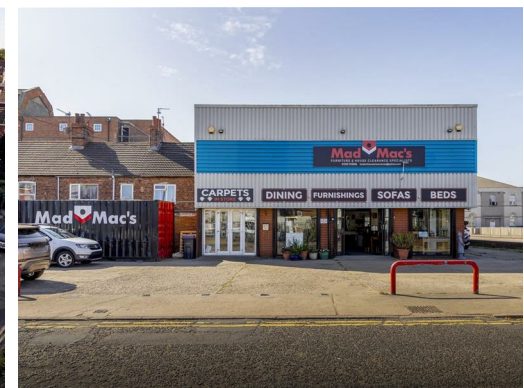
VAT

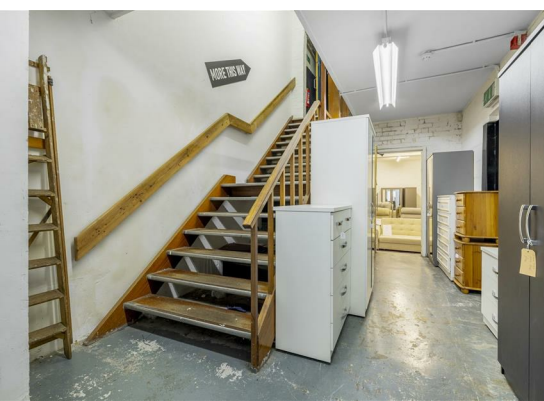
We understand that VAT is not payable, but we reserve the right to charge VAT should it become payable in the future.

EPC

EPC Rating E

VIEWINGS

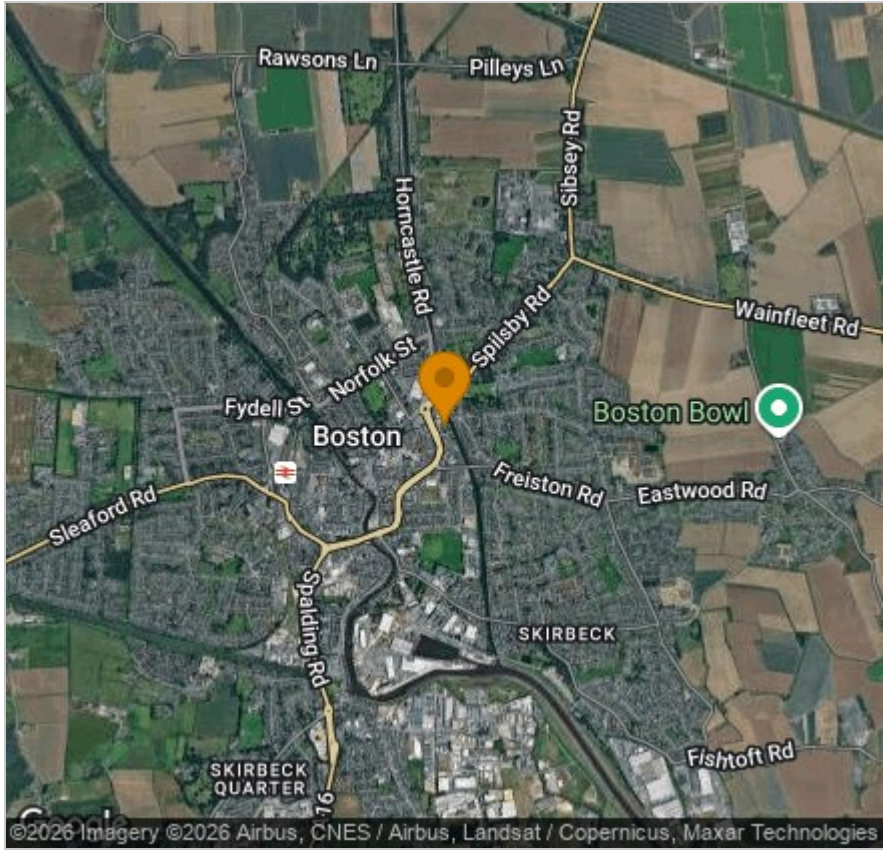




Floor Plan



Area Map



Viewing

Please contact our Boston Commercial Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

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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