

BRUCE MATHER
INDEPENDENT ESTATE AGENT



Kings Road Tyre Depot Hubberts Bridge
, Boston, PE20 3QR

Price Guide £420,000

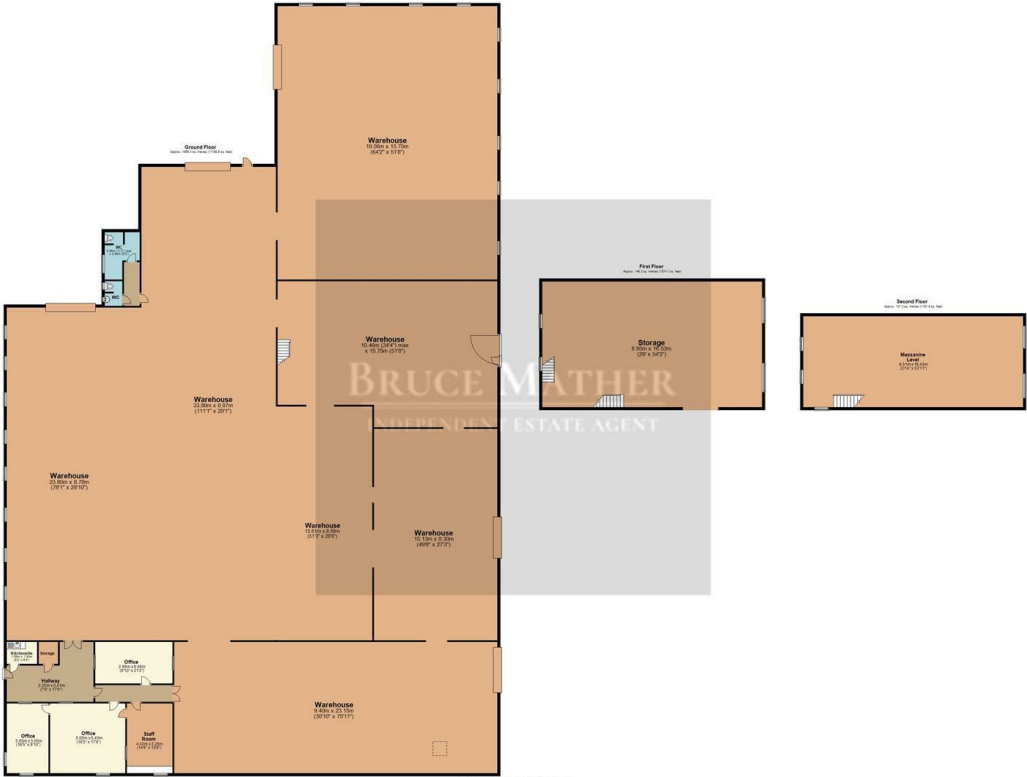
Kings Road Tyre Depot

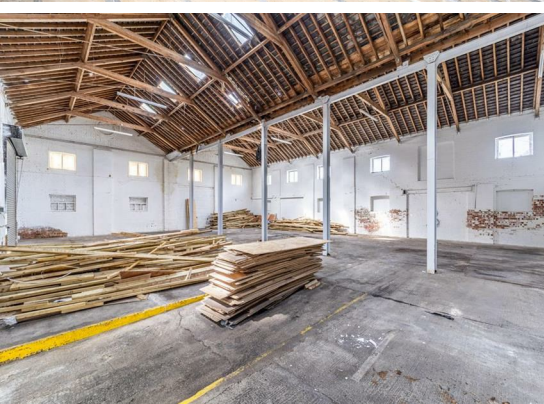
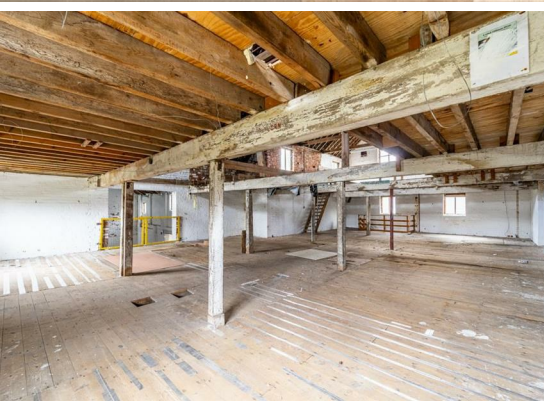
1 Boston, PE20 3QR

FOR SALE. A rare opportunity to purchase a substantial brick Warehousing Complex with Yard, Offices and further ancillary accommodation providing convenient access to both the A52 and A17 trunk roads. The premises provide approx. 17,692 sq.ft. (1643.6 sq.m) of 6 commercial warehouses on a site of approx. 0.9 acre (0.36ha) (sts). The site may present a potential re-development opportunity subject to planning permission. Allocated parking spaces and a Communal Service Block (having a toilet facilities) are also on site. The property will require the purchaser to install walling to part of the property to divide the units and connect the required service to the warehouse, such as electricity.

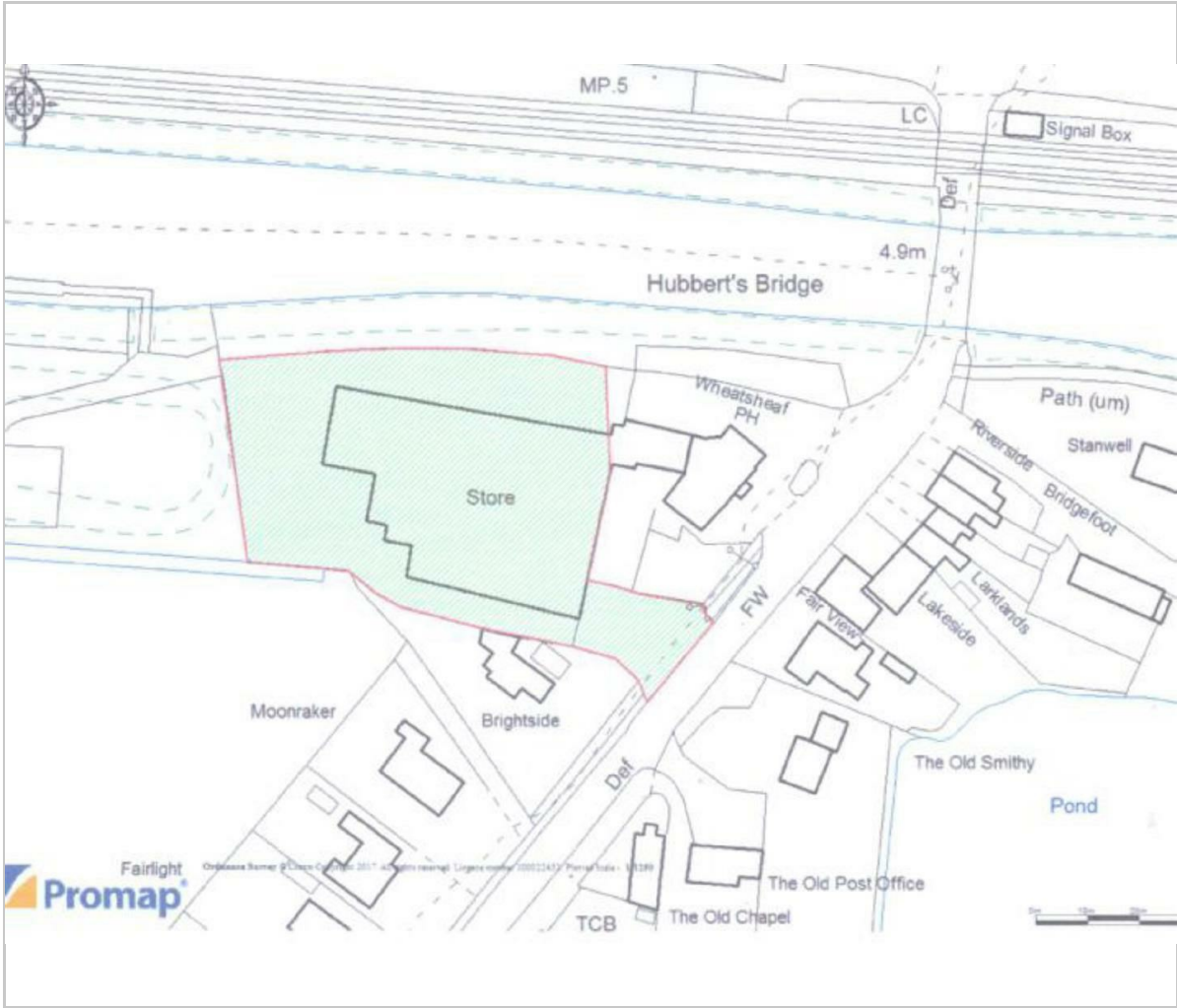
LOCATION

The property is located in the small village of Hubberts Bridge in the parish of Frampton, directly off the B1192 on Station Road, a short distance from the Langrick Road/Hubberts Bridge cross roads 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.

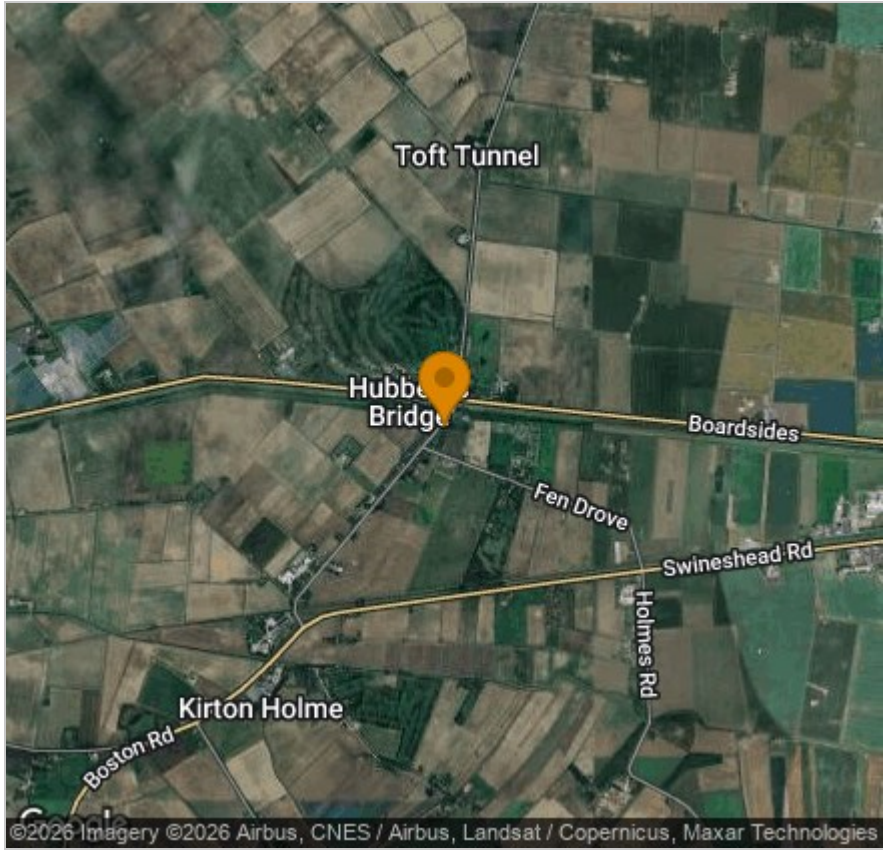




Site Plan



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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