



3a Church Lane

Boston, PE21 6ND

By Auction £80,000



# 3a Church Lane

Boston, PE21 6ND

Well positioned retail unit made of brick and slate construction for sale by ONLINE AUCTION. It has an extensive frontage to Church Lane, located opposite its junction with Church Street, and is situated just off the Market Place, near the busy footbridge. The unit offers approximately 616 sq. ft. (57 sq.m.) of potential retail space, as well as a 106 sq. ft (9.84 sq.m) kitchen/staffroom and a separate restroom.

## ACCOMMODATION

**RETAIL AREA**  
42'0" x 17'0" max (12.80 x 5.18 max)  
Having recessed entrance door from Church Lane, 2 large windows; separate door to further side entrance.

**KITCHEN/STAFF ROOM**  
9'3" x 8'3" min (2.82 x 2.51 min)  
Containing both sink unit and small wash basin.

**SEPARATE W.C.**

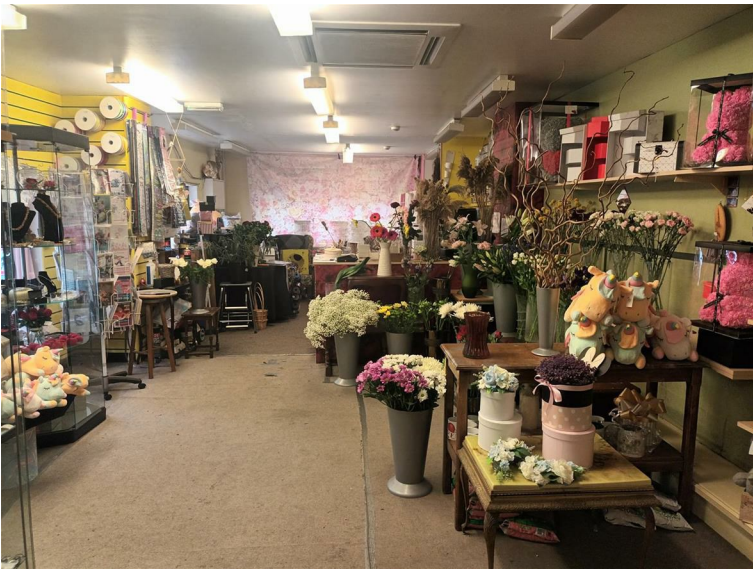
**TENURE**  
Freehold. The property is for sale via online auction. Please contact us for details and to arrange a viewing 01205 365032.

**BUSINESS RATES**  
The Business Rates are listed as 3a Church Lane and are presently we understand that the Rateable Value assessment is £12,0000. Purchaser's should make their own enquiries as to the amount of business rates payable with Boston Borough Council (Tel: 01205 314200). The Council's website states (15th January 2025) "The current rateable value threshold for small business rate relief is £15000. The maximum amount of relief that can be awarded is 100% for properties with a rateable value of less than £12,000 and where the ratepayer occupies it as their sole property. Properties with a rateable value between £12,000 and £15,000 are entitled to a proportion of relief up to 100%"

**VIEWING**  
Strictly by prior appointment with the agents, Bruce Mather Ltd. (Tel: 01205 365032).

**AGENT'S NOTE**  
Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease offered subject to not being previously withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited. Bruce Mather Limited for themselves and for lessors of this property whose Agent they are give notice that:- The particulars, whilst believed to be accurate, are set out as a general outline for intended 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 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.

**EPC**  
Rating B





## Energy Performance Certificate

Non-Domestic Building



3 Church Lane  
BOSTON  
PE21 6ND

Certificate Reference Number:  
0980-0437-7579-6128-3002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

100 This is how energy efficient the building is.

### Technical Information

Main heating fuel: Oil  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 64  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 189.72

### Benchmarks

Buildings similar to this one could have ratings as follows:

31

If newly built

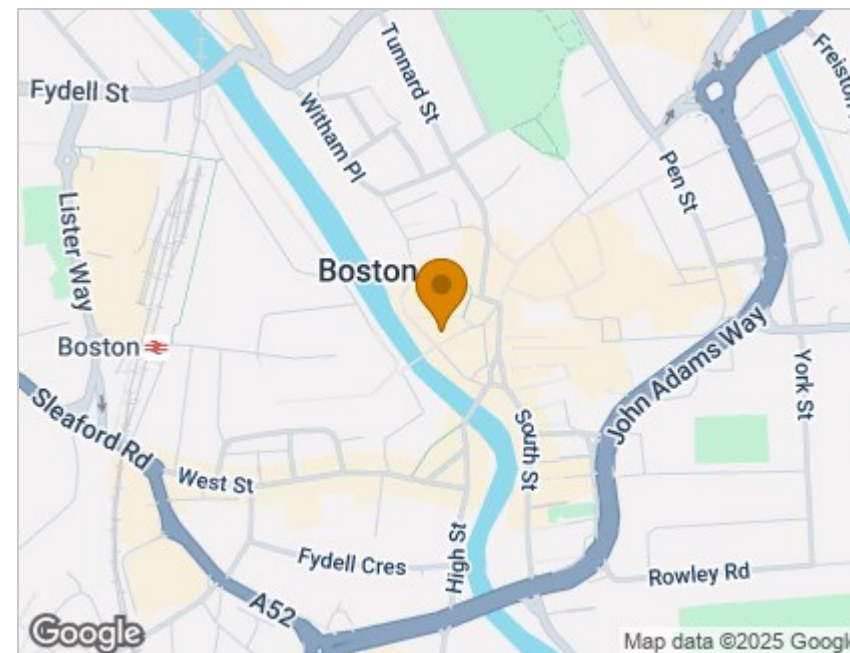
83

If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0900 123 1234.

## 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.

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