

Three Storey Retail Unit For Sale Freehold with Vacant Possession

17 Emery Lane | Boston | Lincolnshire | PE21 8QA



8.7m Glazed Frontage with Footplate of 51.5sqm Sales Area
Gross Internal Floor Area 154.5sqm, 1,675sqft
Open Plan Space on 3 Floors

For Sale Freehold with Vacant Possession
£125,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston is located approximately 115 miles to the north of London and has a population in excess of 68,000 residents with a secondary retail catchment of around 238,000 customers and has a strong regional history and associations with the Hanseatic League and offers a range of well regarded schools, large hospital, active port and twice weekly market dating back to the reign of Henry VIII.

The property is located on one of the main pedestrian routes into the town on the High Street, having high vehicular flow and is a good retail location.

Description...

Mid-terraced double fronted retail unit. Doorway leads through to the **Main Retail Sales Area**, having a net internal window frontage of 8.7m, average shop depth of 5.9m, 51.5sqm, 555sqft. Electric storage heating.

Stairs lead to the first floor, having **Open Plan Space** of 8.7m x 5.5m, 51sqm, 555sqft. Electric storage heating.

Second floor is **Open Plan Space** 6.1m x 6.6m, 36.6sqm, 390sqft.

WC 1 with sink.

WC 2 with sink.

Ancillary Room 2.8m x 2.5m, 7.1sqm

Agent's Notes...

Adjoining the property is 9 High Street, extending to provide 427sqm, 4,595sqft on 3 floors. This property is also available Freehold with Vacant Possession at £250,000.

In addition, a warehouse to the rear is offered extending to around 132sqm, 1,420sqft, Freehold with Vacant Possession for £99,500.

Outgoings...

The property has a Rateable Value of £11,500.

EPC...

The property has an Energy Performance Rating C63.

Viewing...

All viewings are to be made by appointment through the agent.

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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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