

## DUE TO RELOCATION

# Modernised Period Offices with Parking Located in Popular Village Available To Let Leasehold

The Old Dairy Offices | 21 High Street | Kirton | Boston | Lincolnshire | PE20 1EH



Self-Contained Offices Arranged on the Ground and First Floor Extending to Approximately 150.7m<sup>2</sup>, 1,625ft<sup>2</sup>

Arranged to Provide Well Appointed Accommodation Located Within a Conservation Area

Available To Let Leasehold on Full Repairing and Insuring Terms  
£15,000 per annum Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)



## Location...

Kirton is a large village located 5 miles to the south of Boston, a bustling market town approximately 110 miles to the north of London.

The village is close to the A16 trunk road where Peterborough is approximately 30 miles to the south-west, Lincoln approximately 35 miles to the north-west, King's Lynn approximately 30 miles to the east and Nottingham approximately 45 miles to the west.

The property is located in the centre of the village which benefits from a good range of amenities including shops, cafes, doctor's surgery and schools.

## Accommodation...

### Entrance Lobby

**Ground Floor Front Office.....8.9m x 3.4m (29'2 x 11'2)**

Having corner sink.

### Amenity Space

Ancillary accommodation comprising a low level WC, kitchenette, having a modern range of fitted units.

### Inner Hall

With glass doorway.

**Boardroom.....4.6m x 3.6m (15'1 x 11'10)**

**Inner Stairway** leads to the first floor landing where there is a large WC off.

### First Floor Open Plan Offices (on a split level)

**5.4m x 5.1m (17'9 x 16'9) and 10.4m x 5m (34'1 x 16'5)**

**Rear Office.....5.3m x 4.6m (17'5 x 15'1)**

The property has a gas fired central heating system and is decorated to a good modern standard with computer lighting.



## Outgoings...

The property has been assessed with a Rateable Value of £9,800. Therefore, qualifying businesses may be eligible for rates relief.

## EPC...

The property has an Energy Performance Asset Rating D80.

## Tenure...

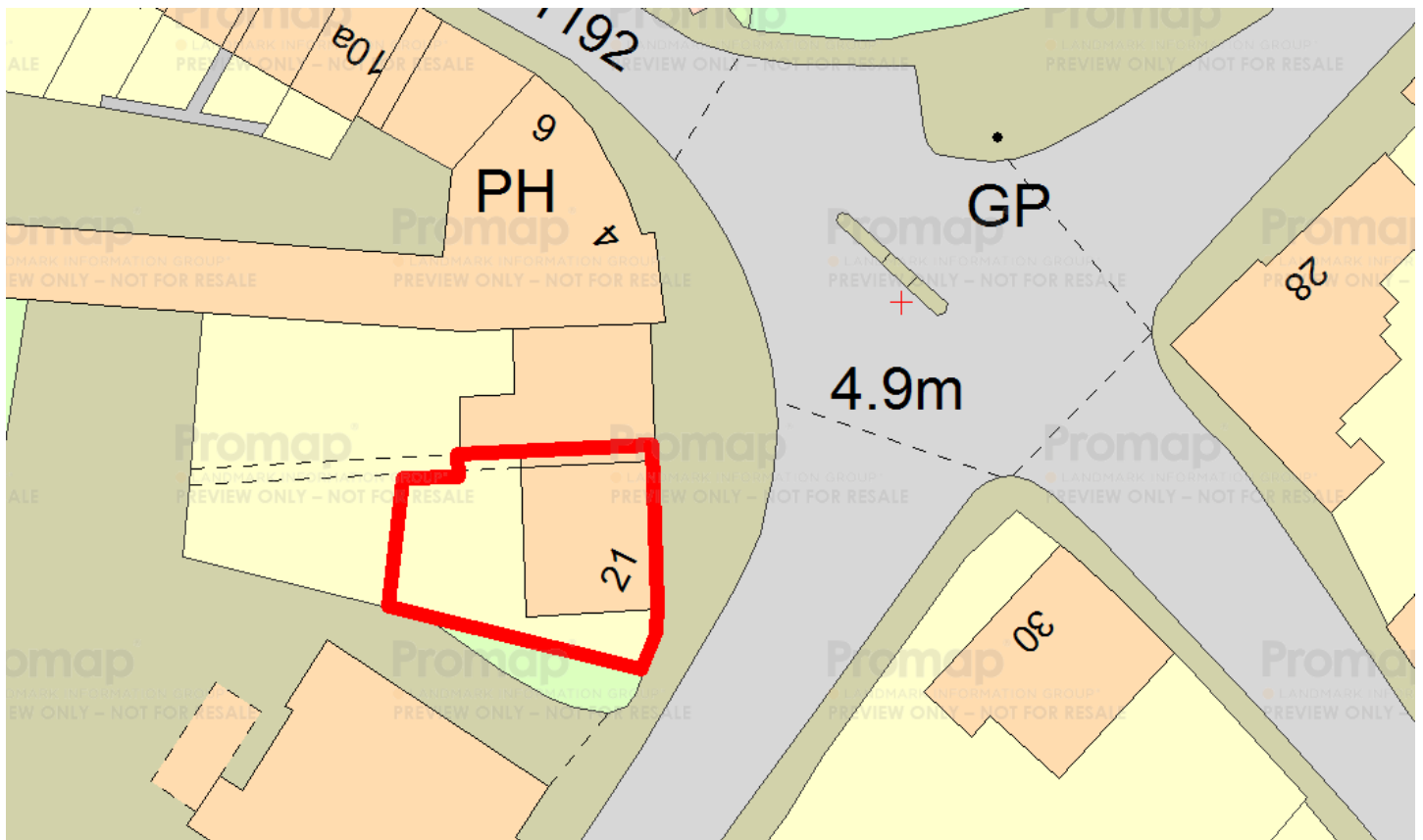
The property is available by way of a new Full Repairing and Insuring Lease with a minimum term of 3 years. The tenant will be responsible for the landlord's reasonable legal fees up to £750 plus VAT. Rent will be paid quarterly on the quarter days and a deposit held by the landlord equivalent to a quarter of a year's rent upfront.

## Viewings...

By appointment through the agent.

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