

Listed Warehouse in Conservation Area For Sale Freehold with Vacant Possession

5 London Road | Boston | Lincolnshire | PE21 8TJ



Unrestored Quayside Warehouse Arranged on 5 Floors
Extending to Provide over 10,600sqft, 986sqm of Accommodation
Suitable for Residential or Leisure Conversion Subject to Planning Consent

Available For Sale Freehold with Vacant Possession
£325,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston has a population of over 68,000 residents and is located on the South Lincolnshire Fens approximately 115 miles to the north of London.

Peterborough is approximately 35 miles to the south-west, Nottingham 50 miles to the west and King's Lynn 35 miles to the east.

The county town of Lincoln is approximately 35 miles to the north-west.

The town is served by the A52, A16 and A17 trunk roads and has a railway connection to Grantham, where the main line can be caught to King's Cross which is 45 minutes to the south.

The property is located to the south of the town centre, next to the tidal River Haven, in an area of former dockside and commercial activities, known as Doughty Quay.

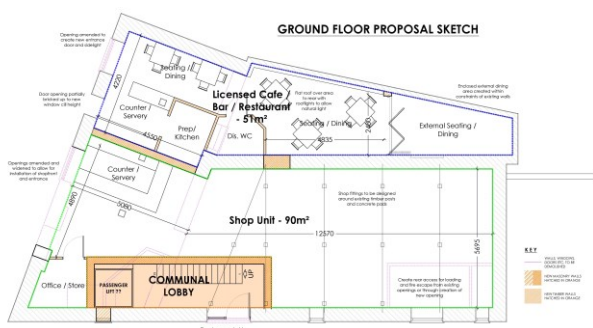
To the side of the property is Stells Lane, a residential cul de sac.

Accommodation...

The accommodation has been used as warehousing and is arranged on 5 floors to provide open plan space accessed by a narrow staircase.

Ground Floor Entrance.....5m x 4.8m, 24sqm
Side Area.....4.2m x 4.5m, 18.9sqm
Rear Store.....12.5m x 5.7m, 71sqm
Side Store.....4.8m x 2.4m, 11.5sqm

The remaining 4 floors have similar dimensions.



Tenure...

The property is for sale Freehold with Vacant Possession on conditional or unconditional basis.

Agent's Notes...

Indicative plans for the building form the basis of a planning application included with these particulars created by A F Architecture of Boston.

These show proposals for a ground floor retail unit extending to provide 90m², 970ft² of retail accommodation and a separate restaurant/café extending to provide 51m², 550ft² of trading space.

To the side of the building is envisaged a new access to the first, second, third and fourth floors showing an arrangement of 12 one bedrooomed studio apartments.

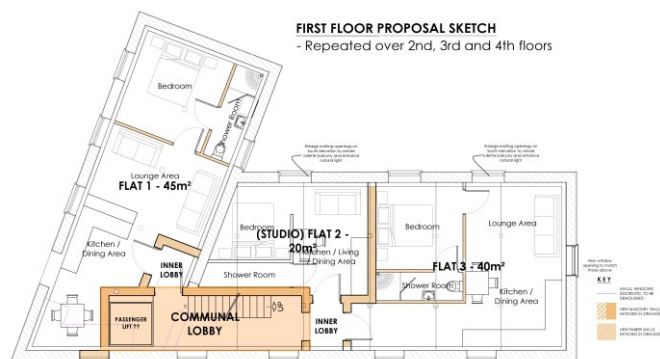
Viewing...

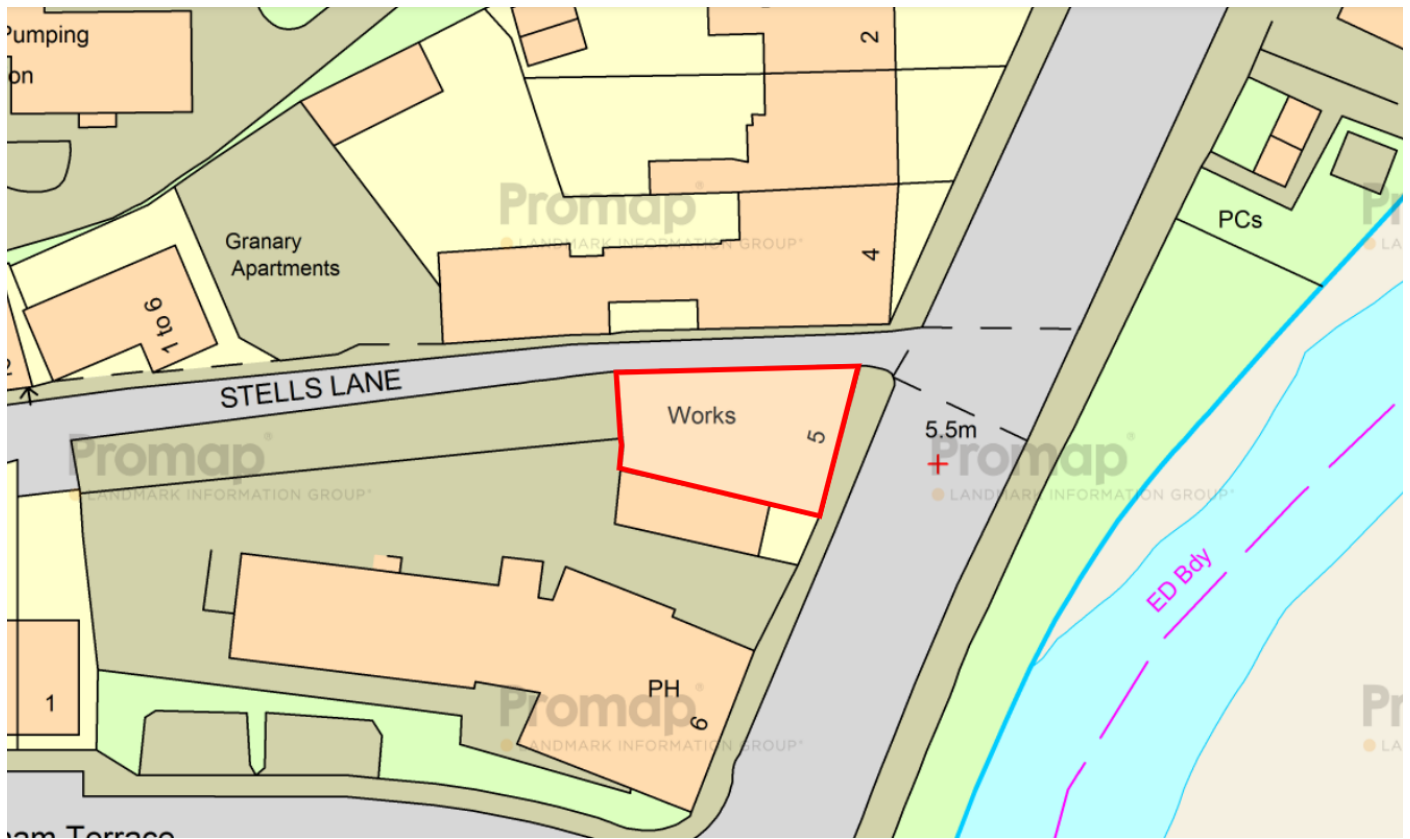
All viewings are to be made by appointment through the agent.

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

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