

High Profile Retail Property with Offices For Sale Freehold Due to Retirement

86-88 Wide Bargate | Boston | Lincolnshire | PE21 6SE



Grade II Listed Commercial Premises Extending to 144sqm, 1,560sqft Gross
Comprising Retail Sales Area, Consulting Rooms and Ancillary Accommodation with
First Floor Offices and Kitchenette, Air Conditioning

For Sale Freehold with Vacant Possession
£175,000 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 on the South Lincolnshire Fens.

The town boasts a population in excess of 80,000 residents and has a strong retail offering, large hospital, port, twice weekly market and good sporting facilities.

The property is located facing the A16 and A52 trunk roads at the end of Wide Bargate which is the old Market Place and Sheep Market.

Nearby is Boston Shopping Park, home to TK Maxx, The Food Warehouse, Card Factory, Sports Direct and Home Bargains.

Neighbouring properties include an opticians and retail properties with residential property over.

Accommodation...

Entrance Hall Retail Area.....7m x 4m, 28sqm
Having a return frontage, shuttered glazed areas, reception desk with archive storage room to the rear.

Waiting Room.....3.7m x 2.8m, 10.5sqm

Consulting Room, No. 1.....3.6m x 2.7m, 9.8sqm

Consulting Room No. 2.....4.2m x 2.4, 10.4sqm

WC

Having low level WC

Small Rear Yard

A Staircase leads from the Reception Area to the First Floor.

Kitchenette.....3.3m x 1.7m, 5.6sqm
Having a modern fitted kitchen with stainless steel sink and space for domestic appliances.

Office No. 1.....4.2m x 3.2m, 15.7sqm
Having air conditioning.

Office No. 2.....4m x 4m, 15.9sqm
Having air conditioning.

Office No. 3.....6.5 x 3.5m, 23.4sqm
Having air conditioning.

Agent's Notes...

The property is available on the basis of a freehold sale with vacant possession due to the owner retiring.

The second floor of the property has been sold on a long lease and is used for residential accommodation and is not included in the sale.

Outgoings...

The property has a Rateable Value of £10,250. Full details are available on request.

EPC...

The property has an Energy Performance Asset Rating C73. Full details are available on request.

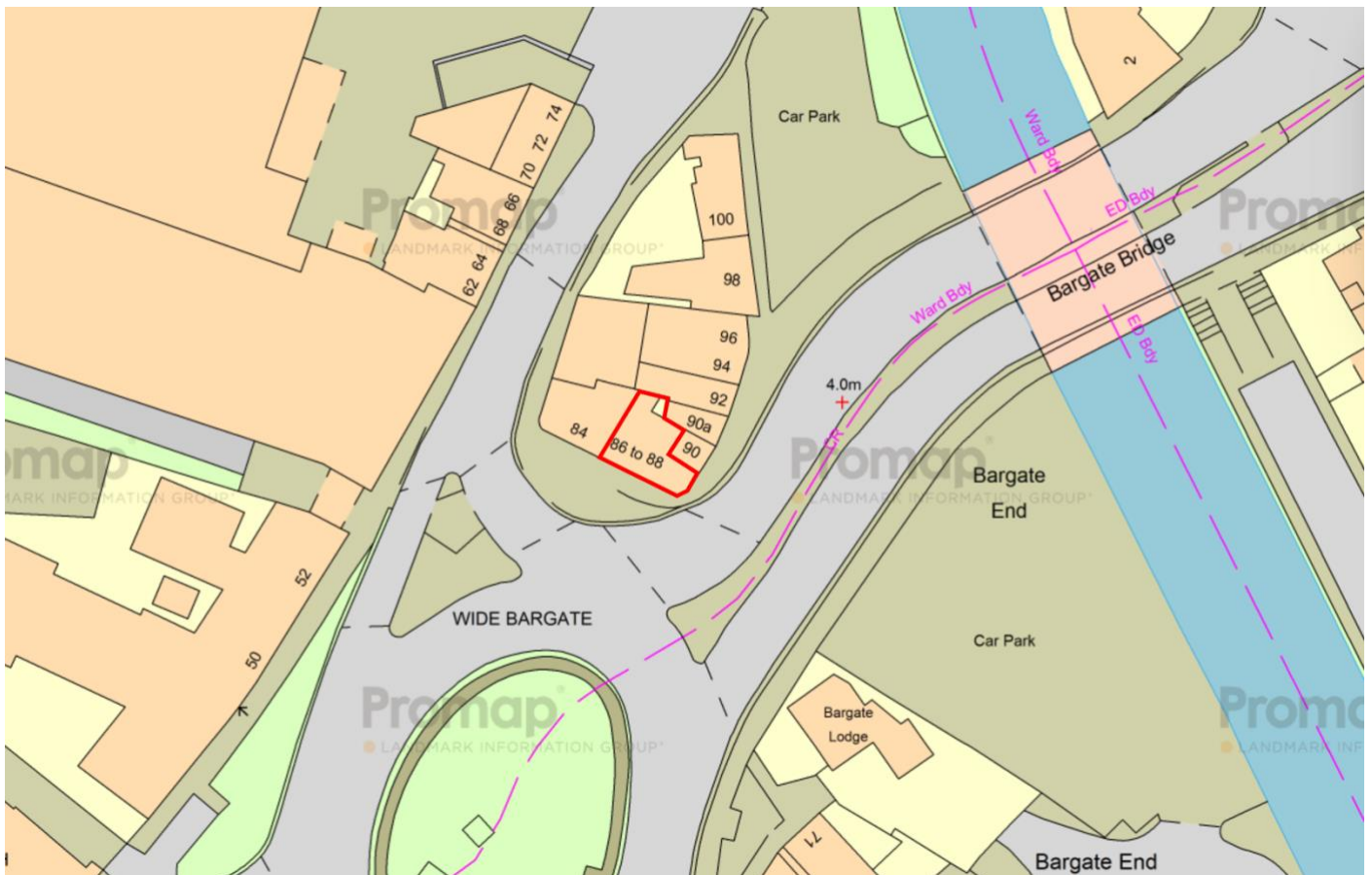
Viewing...

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

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