

Grade II Market Place Butchers For Sale Freehold with Vacant Possession with Extensive Accommodation and Parking

33 Wide Bargate | Boston | Lincolnshire | PE21 6SR



High Profile Location Overlooking the Historic Market Place
Retail Shop with Former Living Accommodation Over and Food Preparation Areas
Extending to Provide Over 3,000sqft, 292sqm of Accommodation on the Ground
Floor and First Floor with a Vehicular Access to Garage From Pen Street
Undoubted Development Potential or Continued Use as a Traditional Butchers
Shop with Preparation and Storage Areas

For Sale Freehold with Vacant Possession
£225,000 Subject to Contract Including Fixtures and Fittings

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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Location...

The historic market town of Boston is located on the South Lincolnshire Fens approximately 115 miles to the north of London, 35 miles to the south-east of Lincoln, 50 miles to the east of Nottingham and 35 miles to the west of King's Lynn.

The town has a population of around 83,000 residents and has been one of the fastest growing towns in the East Midlands in recent years.

The property is located in the historic Market Place known as Wide Bargate on the south side overlooking the auction on Wednesdays and market on Saturdays.

Description...

The property comprises a Grade II listed butchers shop with former accommodation over and ancillary accommodation workshop space, storage space and food preparation areas to the rear.

The property benefits from a return frontage to Wide Bargate and Corpus Christi Lane, having a narrow vehicular access extending to property at the rear.

Accommodation...

A glazed frontage leads to the main sales area and serving area having a net internal window frontage of 5.7m.

Main Sales Area.....41.7sqm, 150sqft
Dimensions includes a walk-in fridge, serving area and an administration desk area to the rear.

Meat Preparation Area.....6m x 4.6m, 27.8sqm, 300sqft
having tiled walls.

Stairs lead to the first floor used as storage.

Front Room No. 1.....3.3m x 3.2m, 10.7sqm, 115sqft

Room No. 2.....2.5m x 3.2m, 8sqm, 86sqft

Kitchen.....3m x 2.5m, 7.6sqm, 82sqft

Having stainless steel sink formerly used as a bathroom. Fitted airing cupboard with pre-insulated copper water cylinder.

WC

Having low level WC.

Rear Room 3.....3.5m x 2.5m, 9sqm, 97sqft

Rear Room No. 4.....4.7m x 3m, 14.3sqm, 154sqft

To the rear of the shop is a yard having a right of way over in favour of the neighbouring property.

Food Preparation Area..10.5m x 3.2m, 30.4sqm, 327sqft
Fully equipped.

Walk-in Fridge.....4.8m x 2m, 10sqm, 108sqft

Walk-in Freezer.....4.6m x 2.7m, 12.7sqm, 137sqft

Former Abattoir.....5.8m x 5.5m, 30.4sqm, 327sqft

Having double height space, floor to ceiling height 4.5m.

Ladies WCs

Gent's WCs

Rear Garage Area.....9.6m x 5.3m in total
Having a vehicular access from Pen Street.

Rear Refrigeration Room....3.6m x 3.2m, 10.7sqm, 115sqft

Rear Refrigeration Area.....3.3m x 6.2m, 20.5sqm, 222sqft

A vehicular access leads from Pen Street to the garage being gated.

Schedule of Accommodation...

Sales	41.7m ²	450ft ²
Rear Ancillary Food Prep Area	27.8m ²	300ft ²
1 st Floor Net	49.6m ²	535ft ²
Rear Production and Refrigeration Areas Inc Garage	173.7m ²	1,870ft ²
Total Gross Internal Floor Area est	292.8m ²	3,150ft ²

Inventory...

A complete inventory of equipment required to run a butchery business is included in the sale. Full details available on request including meat slicing machinery, refrigeration units, ovens, mixing bowls of a professional standard.

Terms...

The property is available for sale freehold with vacant possession.

Outgoings...

The property has a Rateable Value of £12,750.

EPC...

An EPC will be available on request.

Viewing...

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

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Outbuilding
Approx. 147.8 sq. metres (1583.7 sq. feet)



Ground Floor
Approx. 111.0 sq. metres (1194.9 sq. feet)



First Floor
Approx. 58.8 sq. metres (630.5 sq. feet)

Total area: approx. 274.9 sq. metres (2958.9 sq. feet)

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