

Due To Relocation Refurbished Prestigious Grade II Listed Town Centre Offices For Sale Freehold with Vacant Possession

22 Wide Bargate | Boston | Lincolnshire | PE21 6RF



Self-Contained Offices – 10 Separate Rooms and Ancillary
Accommodation Arranged over Two Floors Extending to 1,955sqft GIFA
Renovation Works Include A New Heating System, Decoration,
Flooring and Alarm System

For Sale Freehold with Vacant Possession
£210,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

The bustling historic market town of Boston is located approximately 115 miles to the north of London, 35 miles to the south-east of Lincoln and 30 miles to the west of King’s Lynn.

The town has a rich history located in the centre of the food production economy on the South Lincolnshire Fens and benefits from a major hospital, port and a number of large employers.

The town has a strong retail offering with a CACI population of approximately 68,000 residents and a secondary retail catchment area over 200,000.

The property is located in the town centre overlooking the Market Place on a busy pedestrian walk thru to Strait Bargate.

Accommodation...

- Reception Lobby
- Front Office No 2.....4.2m x 2.8m, 11.8m²
- Front Office No 4.....4.6m x 3.9m, 18m²
- WC Off
- Rear Office No 3.....3.3m x 2.9m, 10m²
- Rear Office No 6.....6.1m x 5.1m, 32m²
- To the rear of these offices is ancillary accommodation comprising WCs, kitchenette and post room.
- Rear Fire Escape
- Stairs lead to the First Floor landing
- Front Office No 7.....6.4m x 5.1m, 33m²
- Front Office No 8.....4.9m x 5.1m, 25m²
- Store
- WC
- Rear Office No 9.....3.9m x 2.7m, 10.5m²
- Boardroom No 10.....2.8m x 2.7m, 7.9m²
- Kitchenette
- Having a range of fitted units.
- Shower Room
- Having a fitted shower, WC and sink.
- Storage Cellar

Schedule of Accommodation...

Gross Internal Floor Area	181.6m ²	1,955ft ²
---------------------------	---------------------	----------------------



Outgoings...

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

Tenure...

The property is available For Sale Freehold with Vacant Possession due to relocation.

VAT...

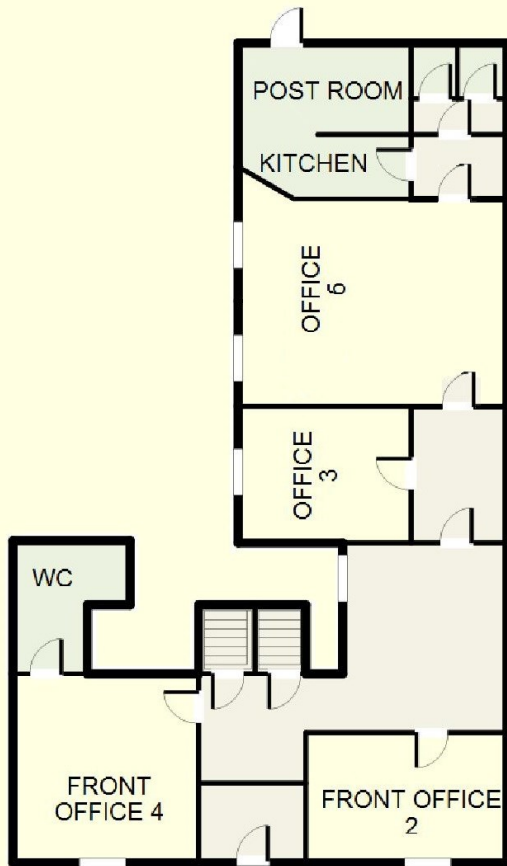
The landlord reserves the right to charge VAT on any sale or letting.

Viewings...

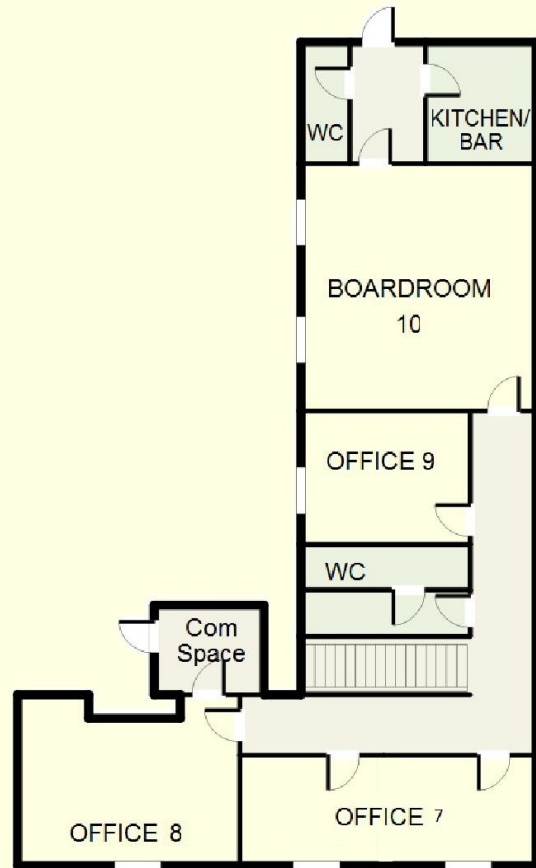
By appointment through the agent.
Poyntons Consultancy
24, 26, 28, South Street,
Boston, Lincolnshire PE21 6HT
01205 361694
sales@poyntons.com | poyntons.com



GROUND FLOOR



FIRST FLOOR



poyntons consultancy

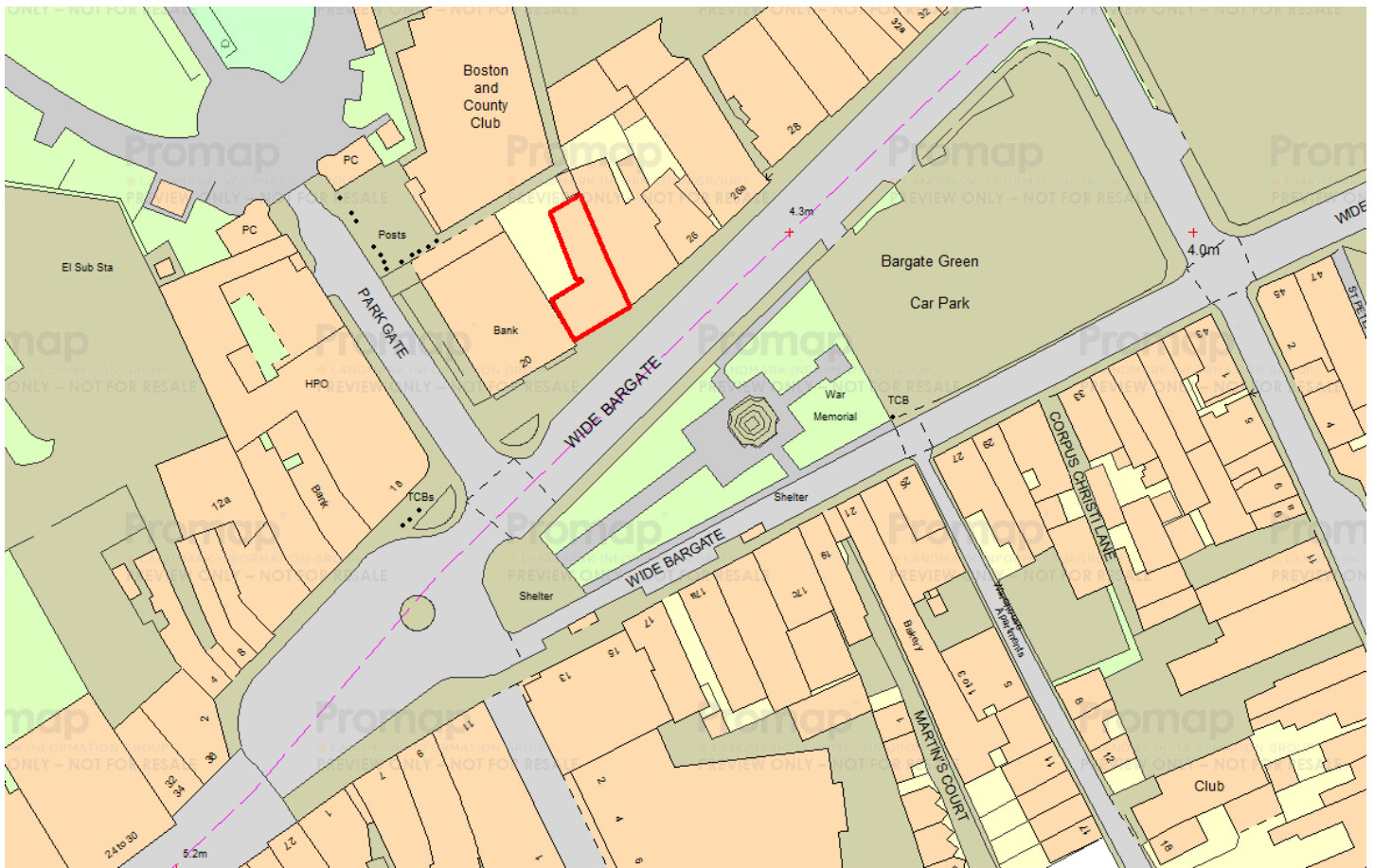
PROPERTY MARKETING SPECIALISTS

01205 361694

www.poyntons.com

sales@poyntons.com





Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.
 Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

poyntons consultancy
 PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com

