

High Profile Day Care Centre For Sale Freehold Suitable for Offices or Leisure Use Subject to Planning

The Ridlington Centre | Sibsey Lane | Boston | Lincolnshire | PE21 6HB



Modern Day Care Facility with Offices, Conferencing Facilities and Bar
Accommodation Extending to 304.5sqm, 3,275sqft
Suitable for a Variety of Uses Subject to Planning
Partial Air Conditioning, Double Glazed, Car Parking for 15 Vehicles

For Sale Freehold
£295,000 Subject to Contract

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Location...

The bustling market town of Boston is located in the South Lincolnshire Fens, approximately 110 miles to the north of London accessible by road by the A16, A52 trunk roads, A17 and of course a railway station connecting to the main line at Grantham.

Boston is predicted to be one of the fastest growing towns in the East Midlands region. Current estimates predict the population to be in the region of 68,000 residents.

There is a twice weekly market, large hospital and strong leisure/healthcare and retails facilities.

The property is located to the east of the Town Centre with access from the John Adams Way dual-carriageway to which it overlooks.

There is a wide availability of additional nearby parking in Pay and Display Car Parks and by way of yearly rental season tickets.

Accommodation...

A spacious entrance hall with automatic electric opening door and alarm control panel leads to the Reception.

Reception Area.....3.9m x 3.4m (ave) - 13.7sqm

Main Function Hall.....15m x 7.7m - 115sqm

Having suspended ceiling with space for up to 100 people seated.

Rear Kitchen.....4.3m x 4.2m - 18.1sqm

Having a modern range of fitted units with space for cooker and domestic appliances.

Ladies WC

Accessible WC

Mens WCs

Cloaks Area

Shower Room/Wet Room

Bar.....3.7m x 3.4m and 6.7m (ave) x 5m - 46.1sqm

L-shaped, attractive fully fitted bar with oak floor and space for optics, display shelves, suspended ceilings and dumb waiter.

Conservatory.....5.9m x 3.1m - 18.4sqm

Stairs lead to the First Floor

Hallway

Kitchen.....5.2m x 4.5m - 23.6sqm

Fully fitted with commercial stainless steel kitchen including double stainless steel sink with mixer tap, space for washer with under counter storage areas, non slip floor, space for hob with full extraction system, space for fridges, additional food prep and work top areas.

Food Preparation Room.....4.8m x 2.9m - 14.4sqm

With non-slip floor.

WCs

Boiler Room

Accommodation Cont...

At the entrance to the site is a separate Office Building with 2 offices with electric heating.

Office 1.....6.3m (ave) x 2.6m - 16.4sqm

Office 2.....3.9m x 2.8m - 11.1sqm

Schedule of Accommodation...

The Ridlington Centre		
Gross Internal Floor Area	304.5sqm	3,275sqft
Net Internal Floor Area	227.2sqm	2,445sqft
Trading Area	181.4sqm	1,955sqft
Site Area	0.2 acres	0.078 hectares

Outside...

To the front of the property is a substantial gated parking area with spaces for approximately 15 vehicles.

Agents Note...

The property benefits from a programme of modern renovations including uPVC double glazed windows and electric pressurised hot water system.

Outgoings...

The property has a Rateable Value of £17,750.

Tenure...

The property is available by way of a Freehold with Vacant Possession.

EPC...

The property has an Energy Performance Asset Rating D94. Full details are available on request.

Viewings...

By appointment through the agent.

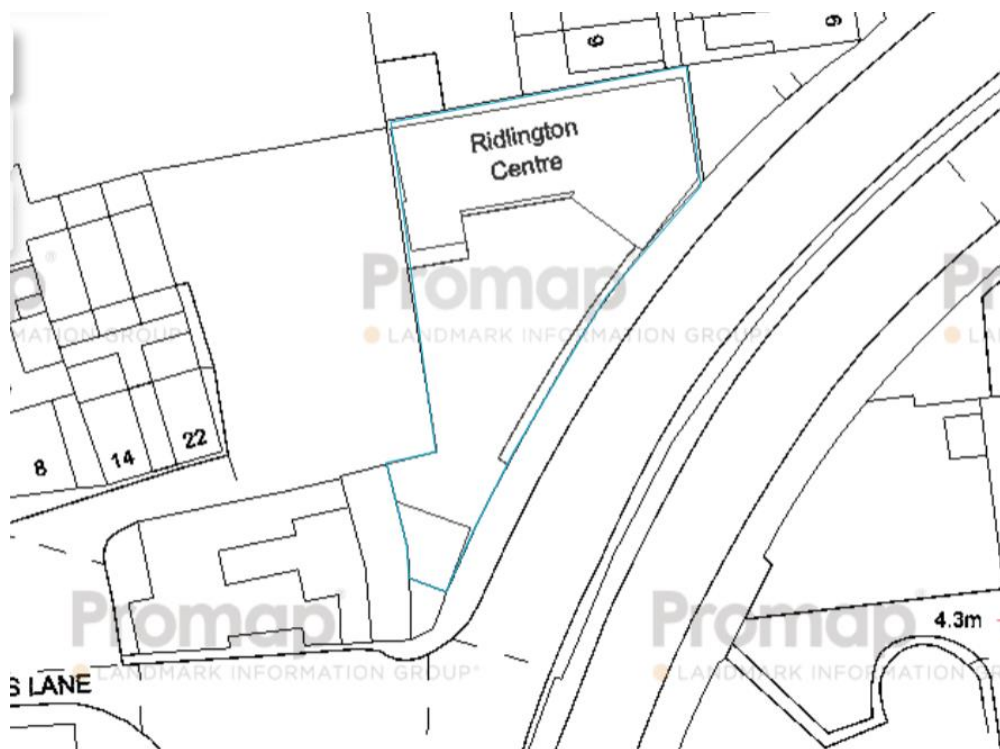
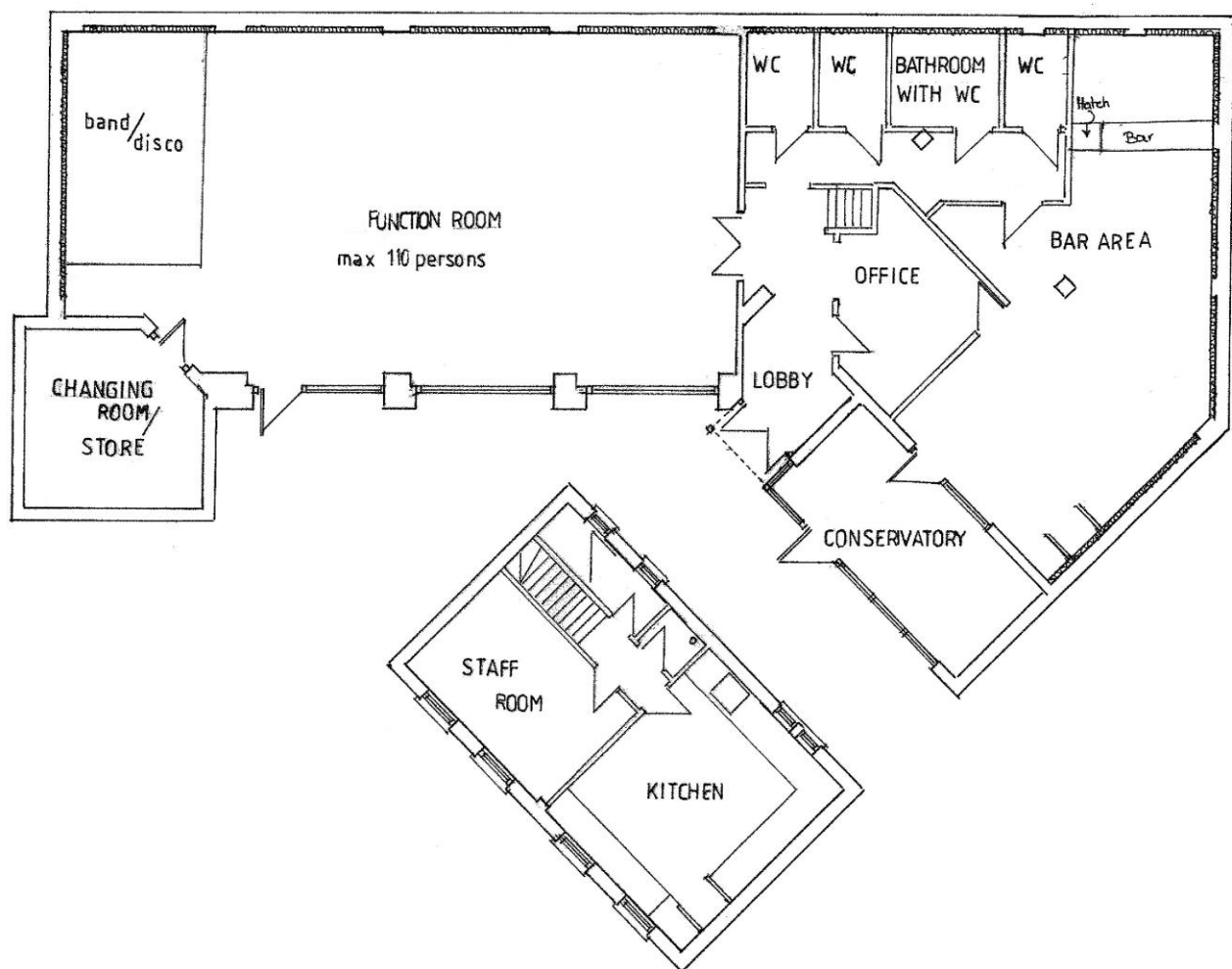
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