

# Self Contained Town Centre Premises with Secure Parking Available For Sale or To Let

Bailey House | 12 Sibsey Lane | Boston | Lincolnshire | PE21 6HB



Arranged in 2 Principal Rooms Extending to 72sqm, 765sqft  
Good Broadband Speed, Air Conditioning, LED Lighting, Kitchenette, WC's  
Secure Off-Street Parking/Yard  
Former Offices Suitable for a Variety of Uses Subject to Planning

Available To Let Leasehold on a New FRI Lease  
£9,500 per annum plus VAT Subject to Contract

Available For Sale Freehold with Vacant Possession  
£125,000 plus VAT Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
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## Location...

The bustling town of Boston is located approximately 115 miles to the north of London, 35 miles to the south-east of Lincoln, 25 miles to the west of King's Lynn and 50 miles to the east of Nottingham.

The town has a mainline connection to Grantham where the London to Edinburgh mainline meets.

The property is located in the centre of town immediately to the south of the Market Place with good road access off the A16 dual-carriageway which runs close by to the west. Local amenities are nearby including restaurants, cafés and shops. Long and short stay paid parking is close by.

## Description...

Open Plan Ground Floor.....7.4m x 4.8m, 35.5sqm  
With laminate flooring, suspended ceiling with LED Lighting, electric storage heating.  
Kitchenette having fitted kitchen.  
WCs  
Having low level close coupled WC and hand wash basins.

A spiral staircase leads to the first floor.  
Office.....7.4m x 4.8m, 35.5sqm  
Arranged to provide two glass partitioned workstations, having suspended ceilings, has been recently decorated and the lighting upgraded to recessed LED units.

To the front of the building is an enclosed paved parking area with space for two vehicles.



## Outgoings...

The property has a Rateable Value of £7,000. An incoming tenant will be responsible for all rates and utilities at the property.

## Tenure...

The property is available by way of a new Full Repairing and Insuring Lease for a minimum term of three years.

The incoming tenant would be responsible for the landlord's legal fees up to a maximum of £500 plus VAT. Rent to be paid monthly or quarterly in advance and a rent deposit held by the landlord the equivalent to a quarter of a year's rent upfront.

The property is also available For Sale freehold with vacant possession.

## EPC...

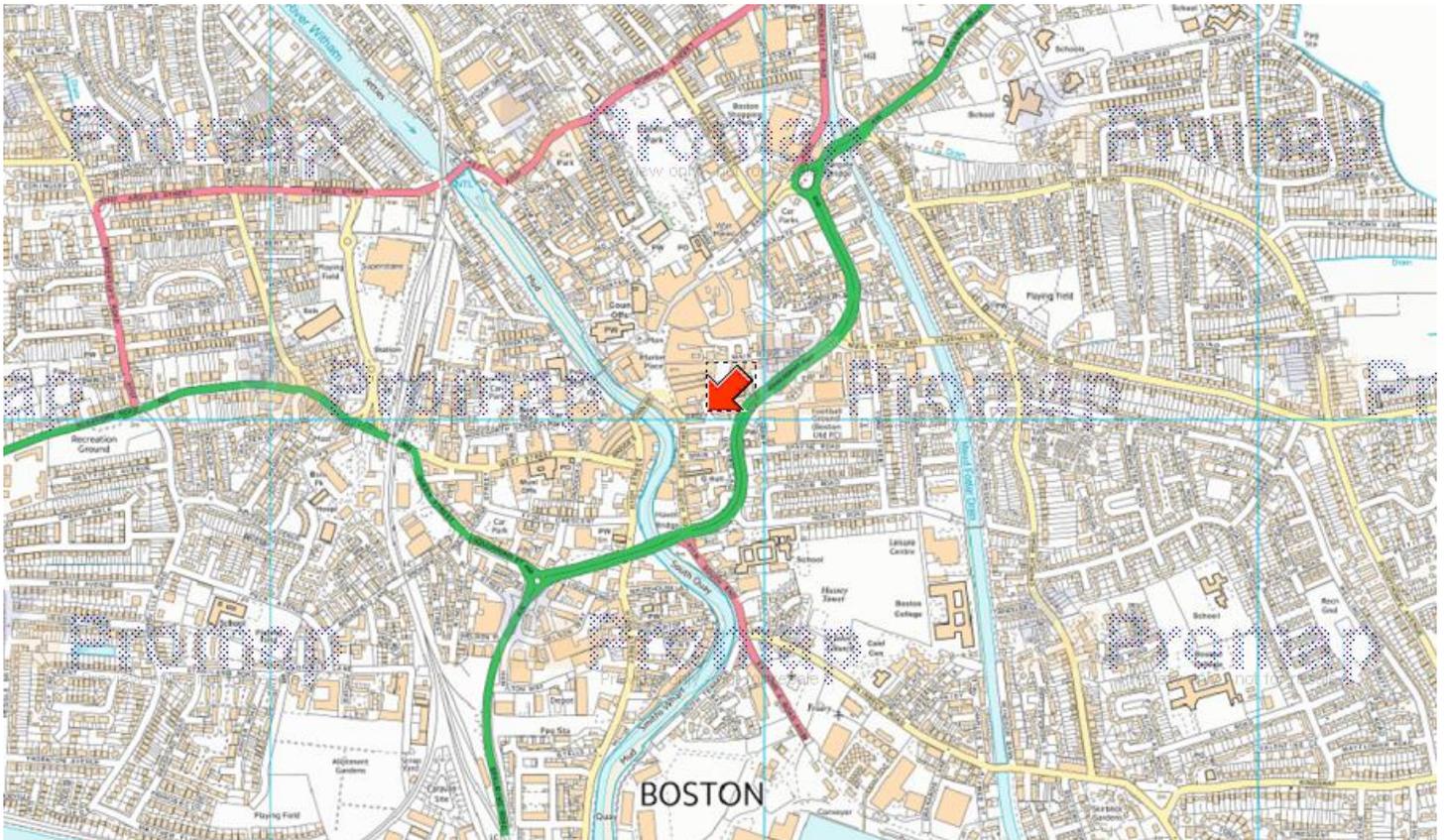
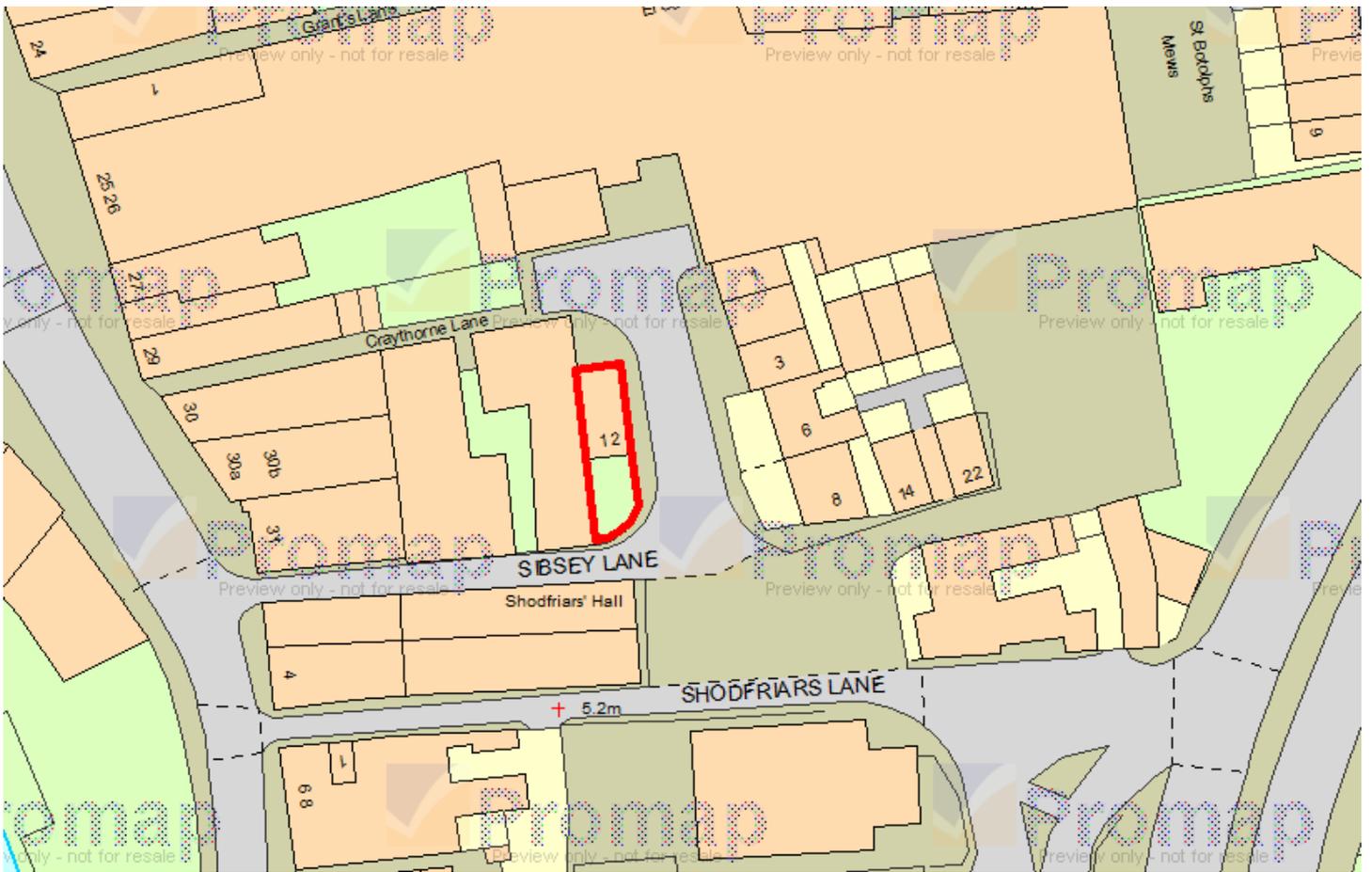
The property has an Energy Performance Asset Rating D94, further details are available on request.

## Viewing...

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

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