

High Profile Town Centre Commercial Development Site Extending to 4.95 acres, 2 hectares For Sale Freehold with Vacant Possession

The Gliderdrome and Former Boston United Football Ground | Boston | Lincolnshire | PE21 6HN



A Strategic Town Centre Site Suitable for Retail Warehousing, Residential Development, Leisure, Care Home and Other Uses Subject to Planning
36,000 Cars Pass the Site Per Day on the A16 and A52 Trunk Roads
Includes Historic Grade II Listed Dance Hall Frequented by World Famous Acts

Conditional and Unconditional Offers Considered for Whole or Part

For Sale Freehold with Vacant Possession
£3.25 Million Subject to Contract

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Location...

The historic port of Boston has a population of approximately 68,000 residents and is located 115 miles to the north of London, 35 miles to the south-east of Lincoln, 50 miles to the east of Nottingham and 30 miles to the west of King's Lynn.

The town is intersected by the A16 and A52 trunk roads which pass the site on the dual carriageway, known as John Adams Way.

Boston has a large port, well regarded hospital, a strong retail offering and a local economy strongly connected with agricultural food production.

The site is located close to the town centre.

Immediately to the north is a 21,000sqft Matalan store and petrol filling station, immediately to the south is road frontage to a desirable residential area which extends around the return frontage on the eastern boundary.

Site Description...

The site comprises a commercial bingo hall, a dance hall, nightclub and former football ground of Boston United FC.

In addition are disused residential properties and some older warehouses.

The Football Club occupies the eastern side of the site and comprises 4 main stands, with an extensive administration accommodation, sports bar and ancillary areas.

The sports club has separate access from York Street.

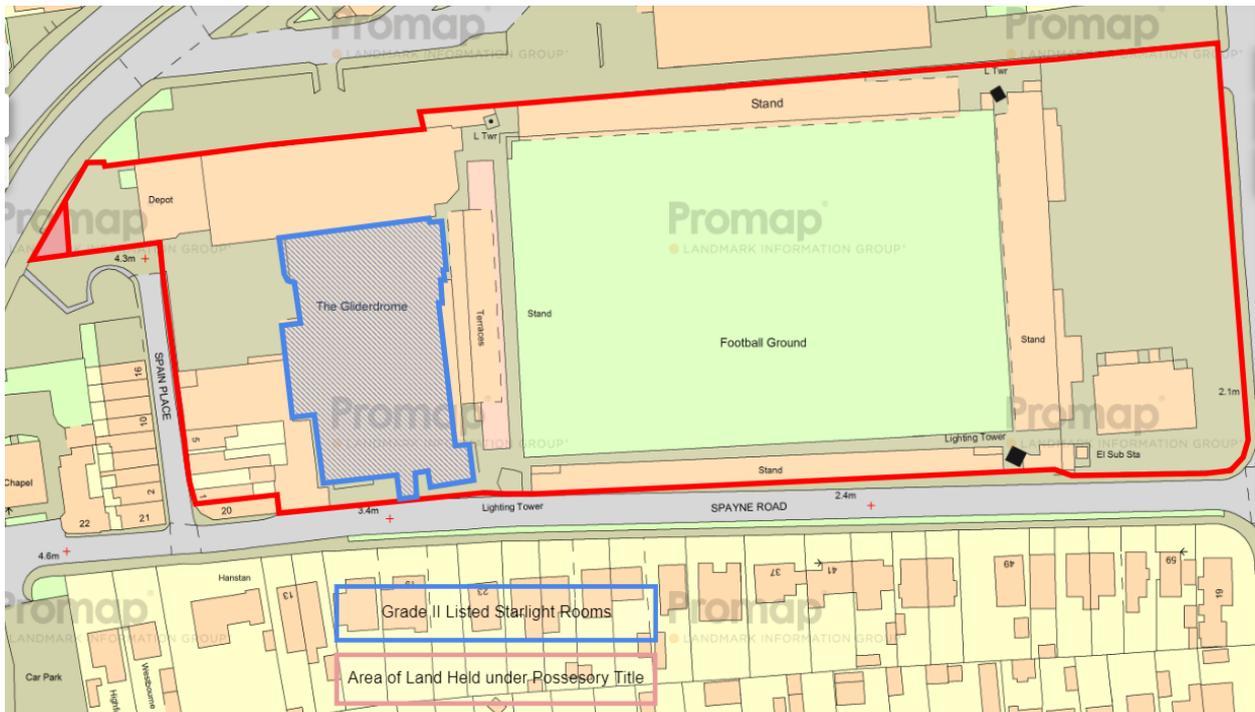
Schedule of Accommodation...

Football Stand North	773m ²	8,320ft ²
Football Stand South	761m ²	8,200ft ²
Football Stand East	382m ²	4,120ft ²
Football Stand West	678m ²	7,600ft ²
Administration and Ancillary Accommodation	117m ²	1,260ft ²
Sports Bar and Administration	273m ²	2,940ft ²
Ancillary Accommodation	45m ²	480ft ²
Total	3,029m ²	32,600ft ²
Gross Total Internal Floor Area	6,207m ²	66,815ft ²

Dance Hall, Bingo Hall and Ancillary Total Accommodation	3,178m ²	34,210ft ²
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3 Houses off Spain Place (Estimated)	200m ²	2,150ft ²
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Site Area Whole	2ha	4.95 acres
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Planning...

No formal planning investigations have been undertaken however, the site could be suitable for a mixed scheme retaining the Gliderdrome.

The site benefits from road frontage to John Adams Way leading to the site where there is space for 2 retail warehouse units of around 20,000sqft each.

The site also benefits from 90m of road frontage to York Street and 164m of road frontage to Spain Road, in addition it has road frontage to the Starlight Room and Spain Place.

Therefore, the site potentially contains over 25 road frontage building plots, in addition to the 3 smaller terraced houses off Spain Place.



Gliderdrome Description...

The main access to the Gliderdrome, bingo hall and dance hall is from the eastern side facing the car park and John Adams Way.

This leads into the main reception area and storage beyond.

To the south of the main reception area is the Starlight Room, a historic Grade II Listed, music venue frequented by World famous Music acts.

The Starlight Room is mainly open plan in space having an expansive bar area. There is an extensive dance floor with a raised stage and to the rear of the stage are changing rooms

To the west of the main Starlight Room are additional nightclub rooms with amenities.

To the north of the Starlight Room is the bingo hall comprising a double height space with a restaurant and amenity areas.

Schedule of Accommodation...

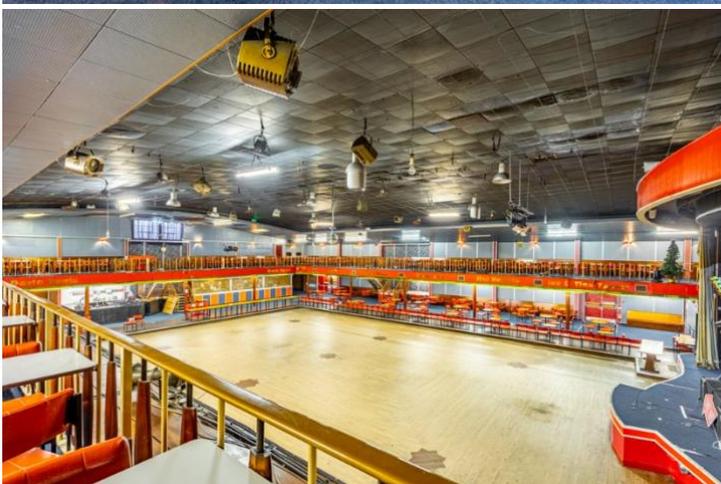
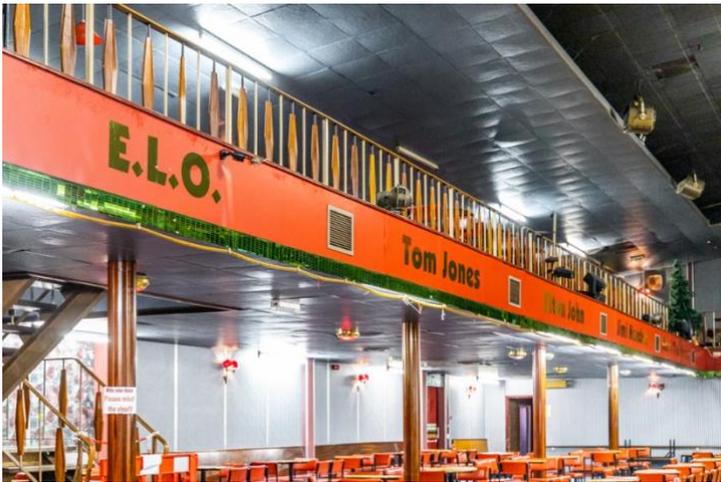
Starlight Rooms	1,068m ²	11,000ft ²
Ancillary Club Rooms	278m ² 128m ²	3,000ft ² 1,400ft ²
Entrance Foyer, Rear Ancillary Storage and Circulation Accommodation	475m ²	5,115ft ²
Bingo Hall	572m ²	6,160ft ²
Warehousing	490m ²	5,240ft ²
Southern Ancillary Accommodation	1677m ²	1,805ft ²
Total Accommodation	3,178m ²	34,210ft ²

Listing...

The Starlight Rooms which form part of the site are listed by Historic England Listing No. 1476037.

The listing can be summarised as a late era 1960's dance hall with a revolving stage, gallery, balustrades, open tread stairs and fixed seating, an extremely rare survival of the 1960's dance hall.

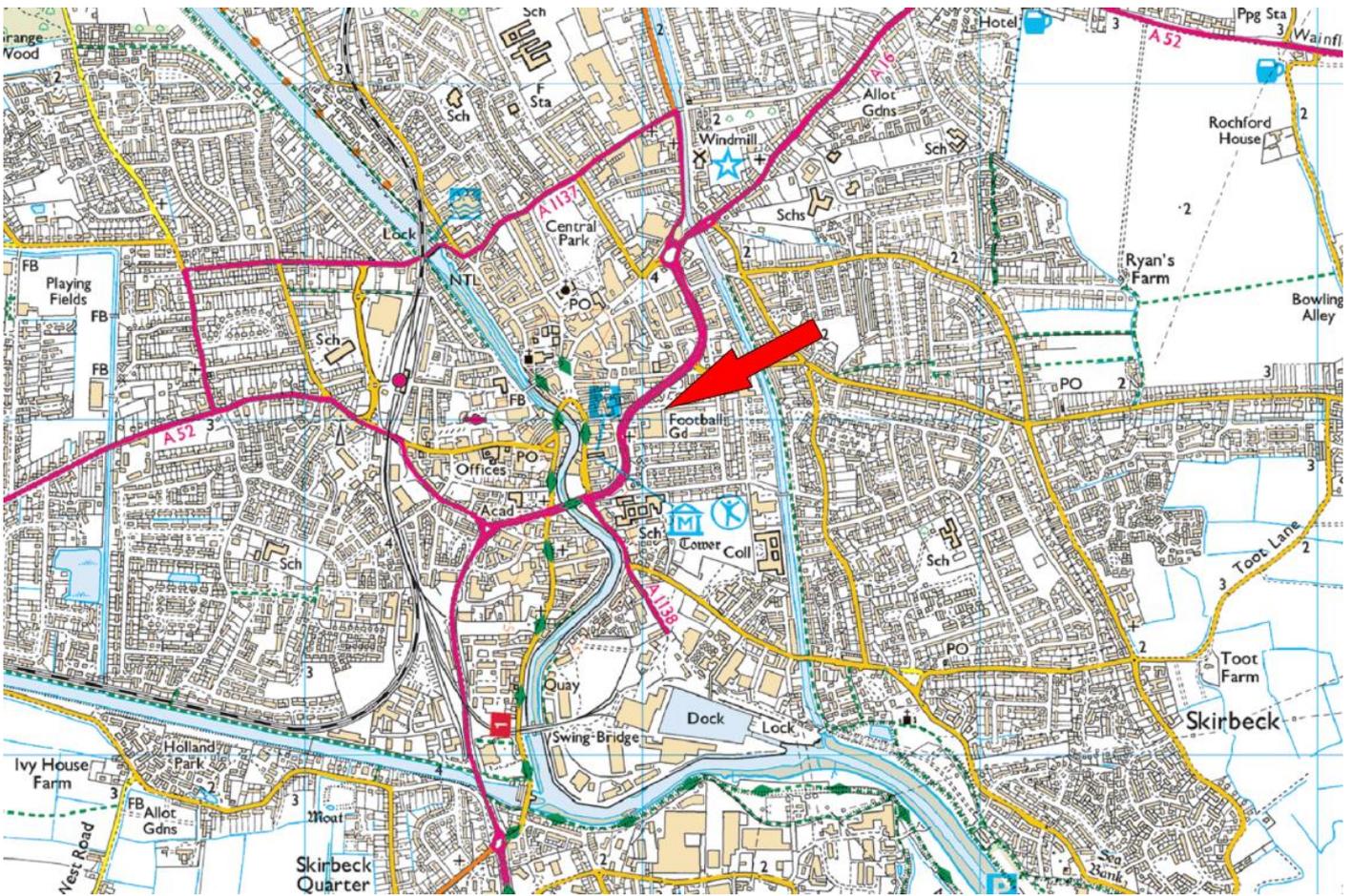
The Gliderdrome and famous Starlight Room have hosted famous acts such as the Ike and Tina Turner Show, Stevie Wonder, Otis Redding, Solomon Burke, Status Quo, Manfred Mann, The Who, Billy Fury, Elton John, The Yard Bells, The Small Faces, T Rex, Tom Jones to name others.



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Tenure...

The property is available Freehold with Vacant Possession with conditional and unconditional offers being considered. Enquiries for whole or part welcome.

EPC...

An EPC will be available on request where required.

Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy. sales@poyntons.com | poyntons.com



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