

Multi Let Freehold Investment Opportunity Impressive Former Courthouse Part Let and Part Vacant with New Wedding Licence Granted, Grade II* Listed

Sessions House | Boston | Lincolnshire | PE21 6LZ



Prominently Located Historic Building Extending to 1,165sqm, 12,545sqft GIA
Adjoining Scheduled Ancient Monument, Boston Stump
Impressive Vacant Courthouse Area with Newly Granted Wedding Licence
Part Let Producing Income of £20,600 pa, Estimated Rental Value £46,000 pa

For Sale Freehold Subject to the Existing Occupational Arrangements
£600,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The historic market town of Boston has a population of approximately 73,000 residents, a strong retail offering, a number of well regarded schools, large port, large hospital.

The local economy rests heavily on the rich agricultural land surrounding the town, the town having a strong rich history associated with the Hanseatic League international trade.

The town is located approximately 115 miles to the north of London, 50 miles to the east of Nottingham and is connected to the main road networks by the A16, A17, A52 trunk roads.

The town has a mainline to Grantham connecting to the East Coast, London to Edinburgh railway.

Sessions House is located in the centre of the town opposite the Scheduled Ancient Monument, Boston Stump within the Conservation Area.

The property is located adjoining a Pay and Display car park in the centre of the town.

Description...

The property comprises a bespoke Grade II* Listed courthouse, the accommodation arranged on the ground, first and second floors.

The building is of conventional masonry construction having complex internal layouts designed to provide a centrally located courthouse with its own entrance, cells and administration areas.

The building was constructed around 1842, designed by Charles Kirk and has undergone very few alterations since the original building.

Within the structure are a caretakers' flat and a magistrate's robing room, waiting areas, strongroom, retiring room for magistrates and a number of staircases and of course an extensive public gallery overlooking the dock.

The frontage of the building is symmetrical having three storey bays flanked by advanced tower wings having three storeys each.

The building is decked with carving and panelled parapets including the Royal Arms.

There are a number of entrances to the building including the main central entrance with a number of holding areas.

The main proportion of the property is currently vacant. In addition to the main magistrates and court areas are offices which are let to a law firm, recruitment agency and recruitment consultant.

Schedule of Accommodation....

Main Reception, Stairwell, Civil Wedding Areas Courtroom etc	239m ²	2,575ft ²	Vacant
Former Gym - 5 rooms	86.1m ²	925ft ²	Vacant
CDI Law - 4 rooms	82.0m ²	885ft ²	£10,000 pa
Smart Move Offices - 3 rooms	60.9m ²	660ft ²	£7,500 pa
Private Recruitment Tenant	Unmeasured		£3,120 pa
Estimated GIFA	1,165m ²	12,545ft ²	£20,620 pa

Tenure....

The property is available Freehold Subject to the existing occupational arrangements.

Outgoings...

The property has a number of Rating Hereditaments and is currently temporarily removed from the Ratings List.

Viewing...

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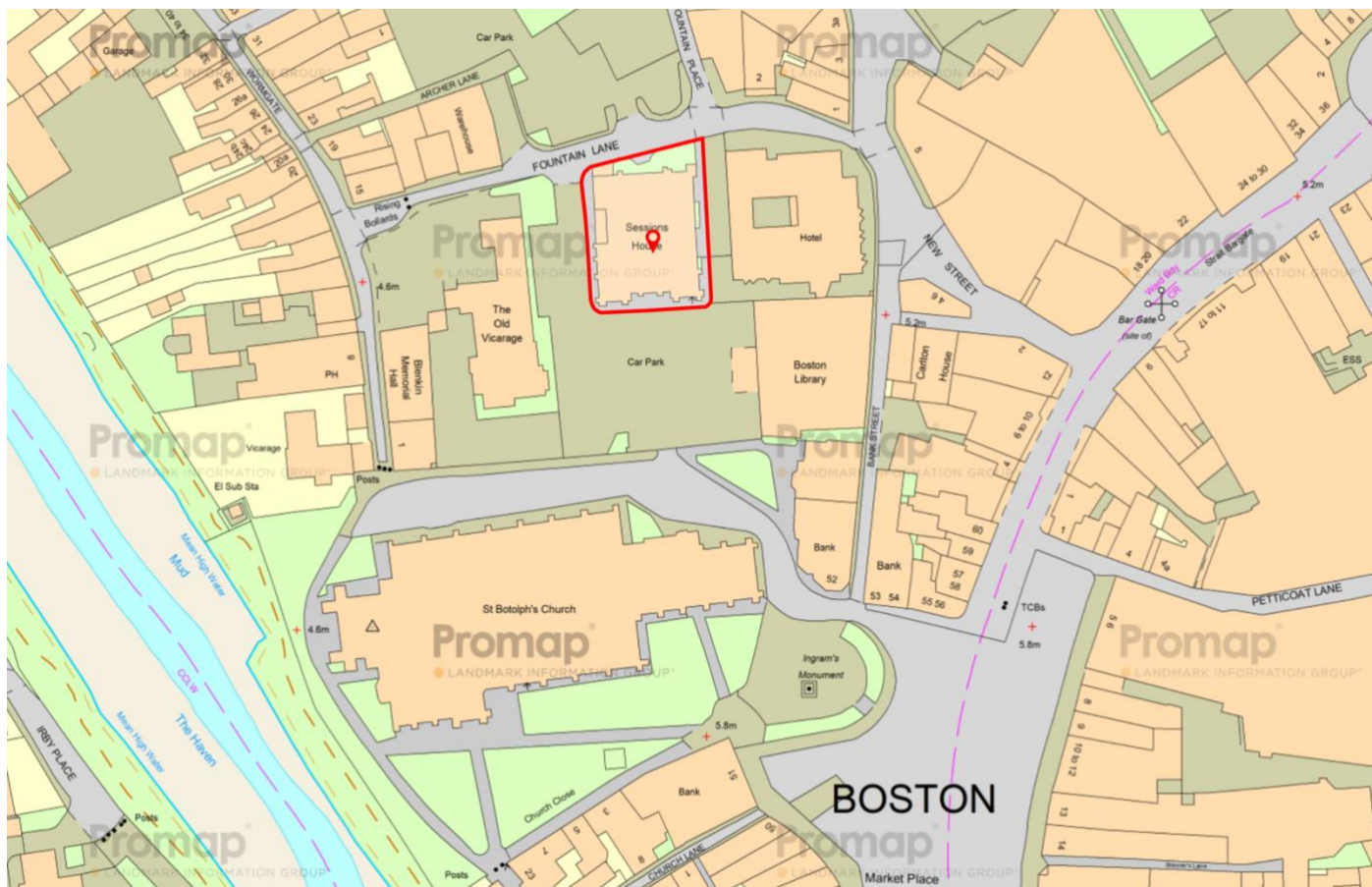




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