

Freehold Warehouse and Bingo Hall For Sale

High Profile Town Centre Location with Parking

Warehouse and Bingo Hall | Boston | Lincolnshire | PE21 6HN



12,970sqft, 1,205sqm of Clear Span Buildings with Offices

25 Car Parking Spaces on 0.44 acres, 0.17 ha

Suitable for a Variety of Uses Including Public Assembly, Entertainment, Warehousing, Leisure, Restaurant

For Sale Freehold with Vacant Possession

£450,000 Subject to Contract

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PROPERTY MARKETING SPECIALISTS

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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 property is located close to the town centre.

Description...

Accommodation includes a disused warehouse, the bingo hall comprising a double height space with a restaurant and amenity areas.

External...

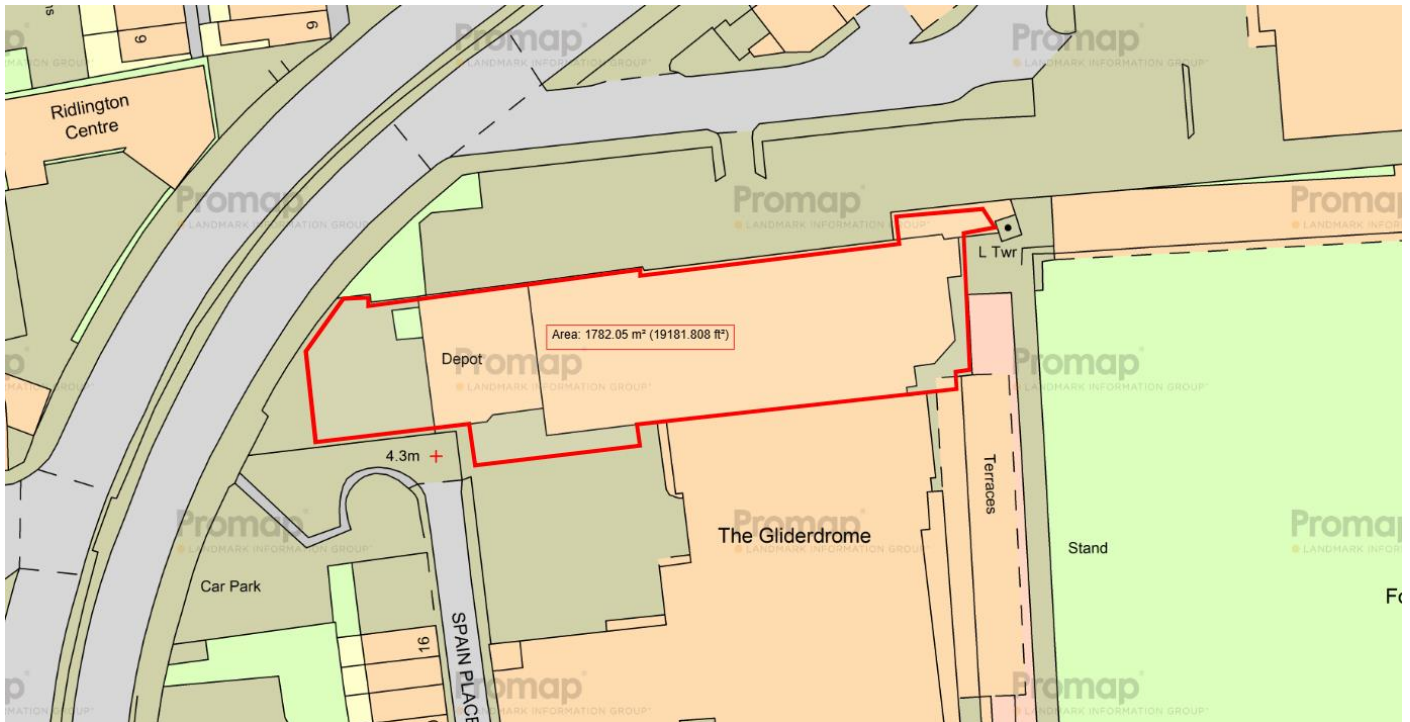
Adjoining the workshop is a level parking area with space for 25 vehicles.

Accommodation...

Workshop.....10.1m x 16.7m, 170sqm
With an Internal Eaves Height of 3.5m, includes partitioned office area.
Warehouse.....380sqm, 4,090sqft
(19m x 16m and 9.5m x 4m)
Bingo Hall.....580sqm, 6,245sqft
Open Plan (31.8m x 18.2m)
Kitchen.....7.2m x 5.1m, 36.7sqm
Being fully equipped.
Mens and Ladies WCs

Schedule of Accommodation...

Workshop	170m ²	1,830ft ²
Warehouse (IEH 4.4m)	380m ²	4,090ft ²
Total	550m ²	5,920ft ²
Assembly Hall/Bingo Hall	580m ²	6,245ft ²
Ancillary Kitchen/WC's	75m ²	810ft ²
Total	1,205m ²	12,970ft ²

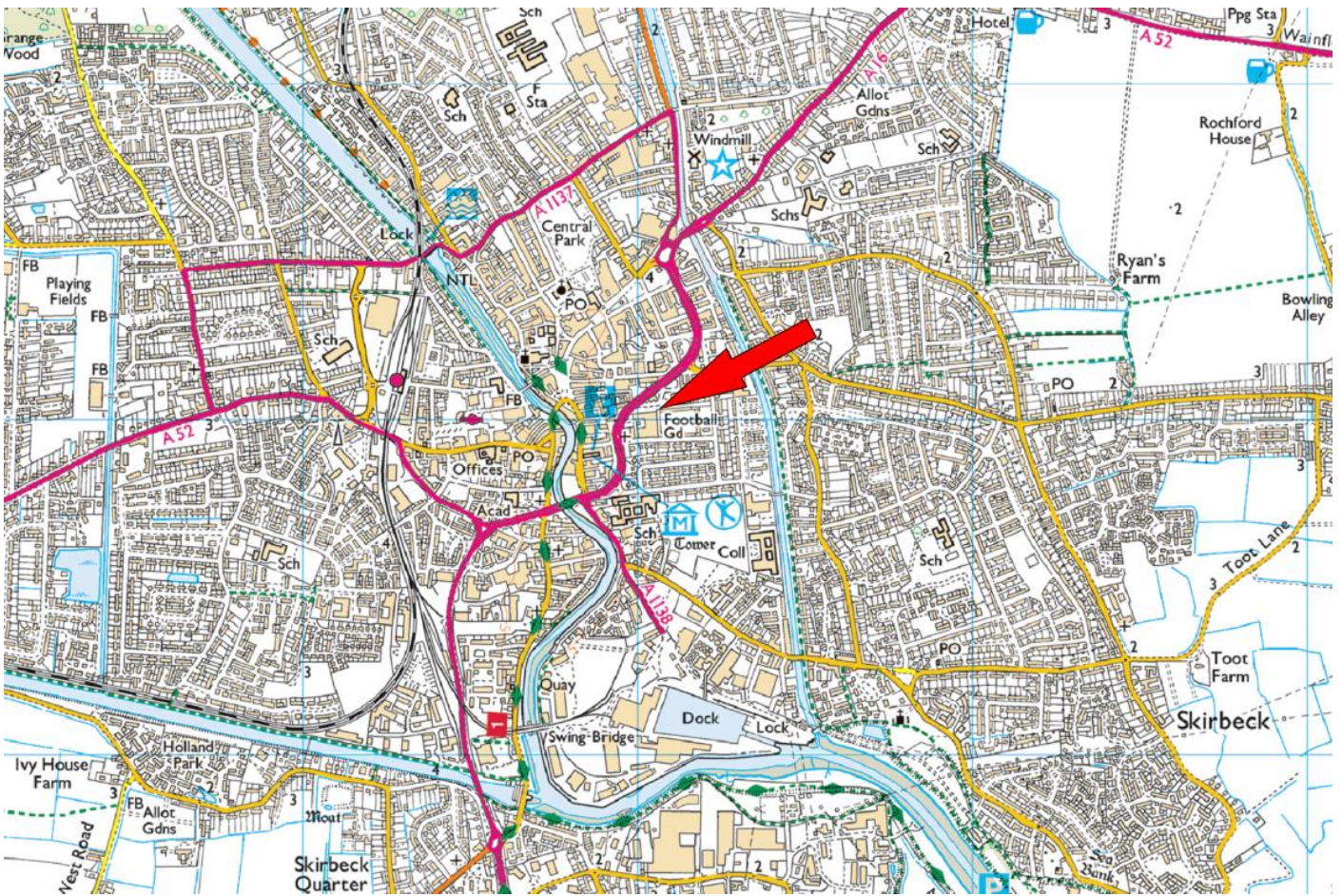




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Agents Note...

The purchaser will be required to agree re-partitioning works from the remainder of the site with current owners. Please enquire for more details.

Tenure...

The property is available Freehold with Vacant Possession with conditional and unconditional offers being considered.

EPC...

Energy Performance Certification will be available on request where required.

Viewing...

All viewings are to be made by appointment through the agent.
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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.