

High Profile Town Centre Location with Parking Freehold Warehouse and Bingo Hall For Sale

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



12,970sqft, 1,205sqm of Clear Span Buildings with Offices
25 Parking Spaces on 0.44 acres, Adjacent to A16 & A52 Dual Carriageway
Suitable for a Variety of Uses Including Public Assembly, Entertainment,
Warehousing, Leisure, Restaurant, Located Adjacent to a £25m NHS Development

For Sale Freehold with Vacant Possession
£450,000 Subject to Contract

poyntons consultancy
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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. The property is located close to the town centre.

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

Immediately to the northwest is a 21,000sqft Matalan store and petrol filling station.

To the north of the property is the new £25m NHS Diagnostic Centre under construction. To the northeast is the recently completed £16m Boston College Mayflower building and The Boston Leisure Centre, due to be completed in 2027 is also part of the redevelopment of the surrounding streets of this property.

Description...

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

The property is adjoining the Grade II Listed Historic Starlight Rooms where world famous acts have performed. This is also available to purchase along with a Meeting Hall and the Stanley Bar, an Historic "Green Room" to the stars.

External...

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

The Business...

The licensed Bingo Hall is currently in Operation. Please enquire for further details.

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.

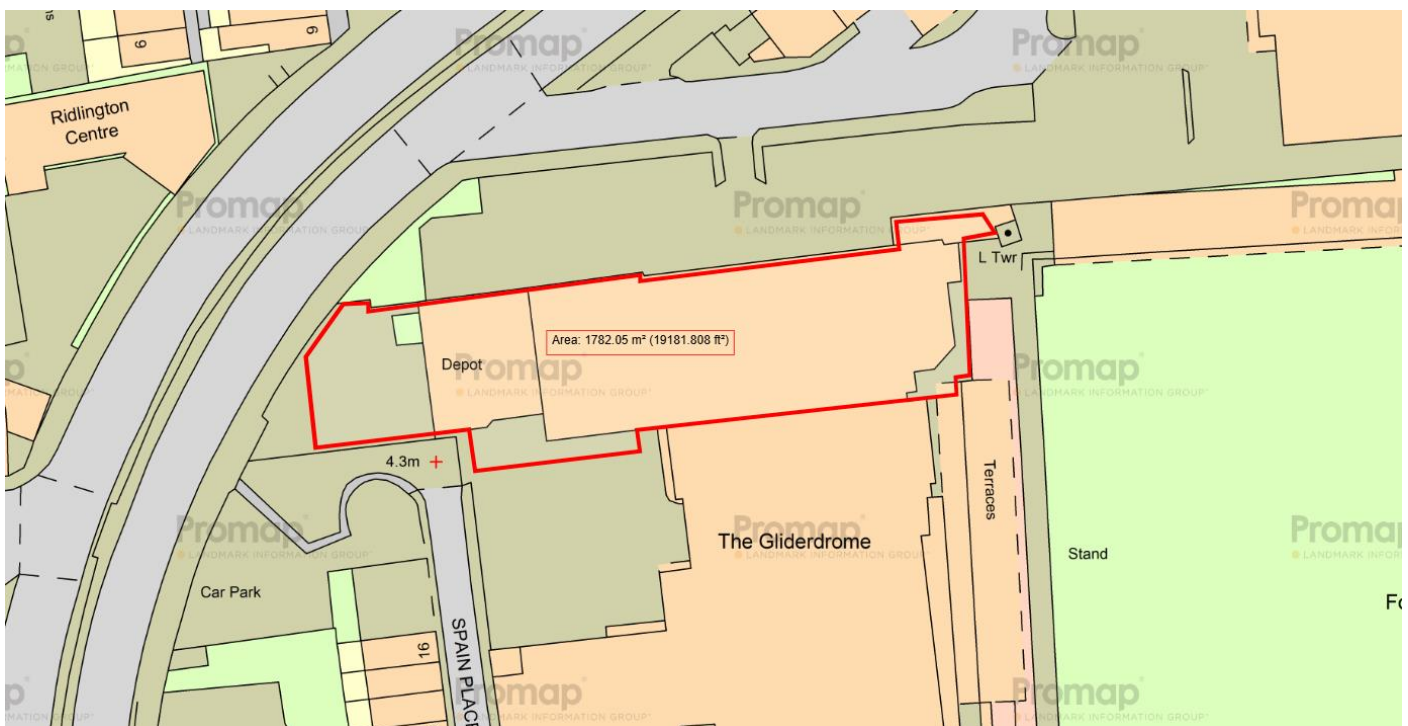
Mens and Ladies WCs.

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

Local Projects...

As well as the projects already mentioned, the town has recently seen investment in The Rosegarth Square Project, Fydell House, Shodfriars Hall, The Scarla Theatre as well as many town centre properties making use of Heritage and Lottery Funds to carry out improvements.

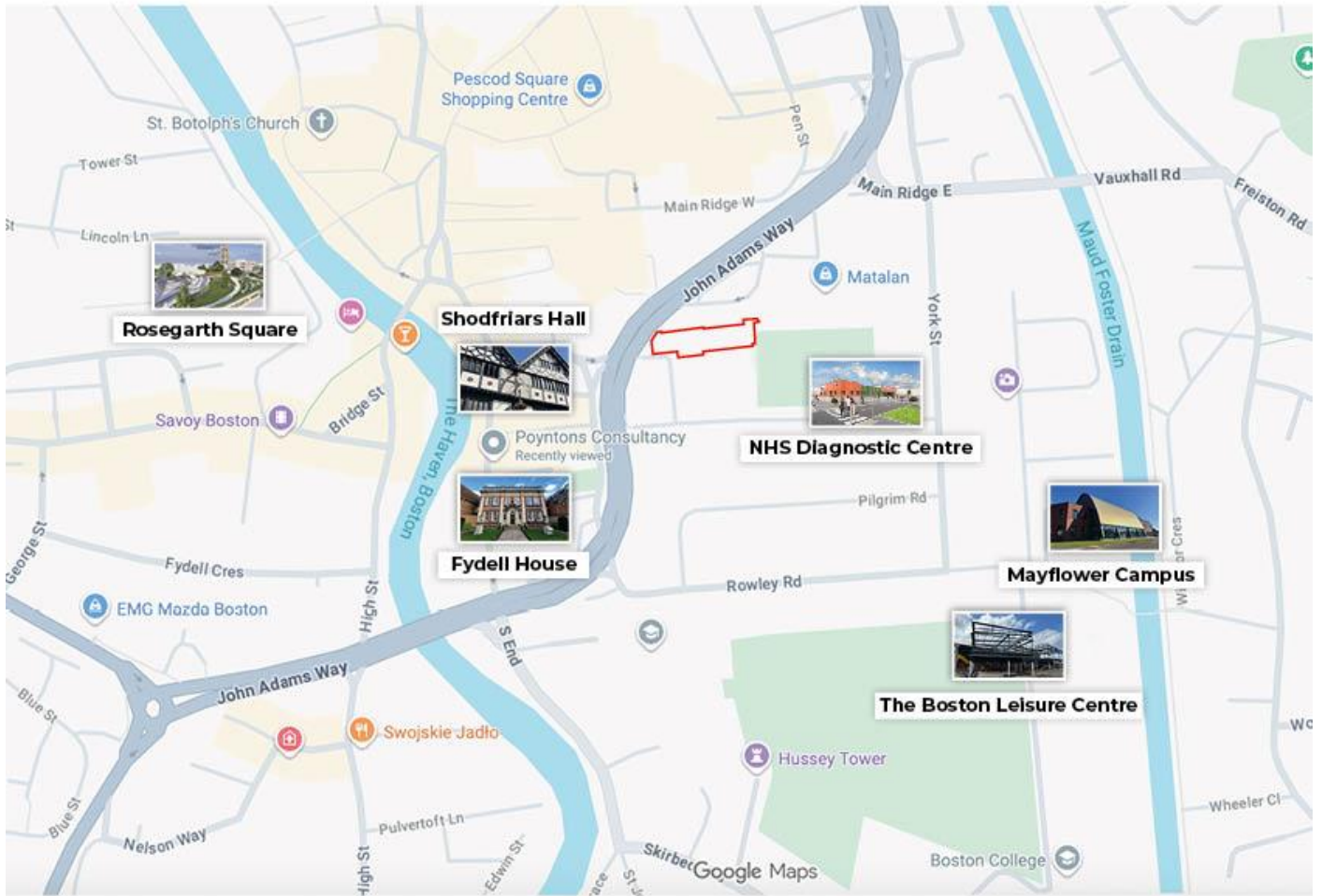




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Agents Note...

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.

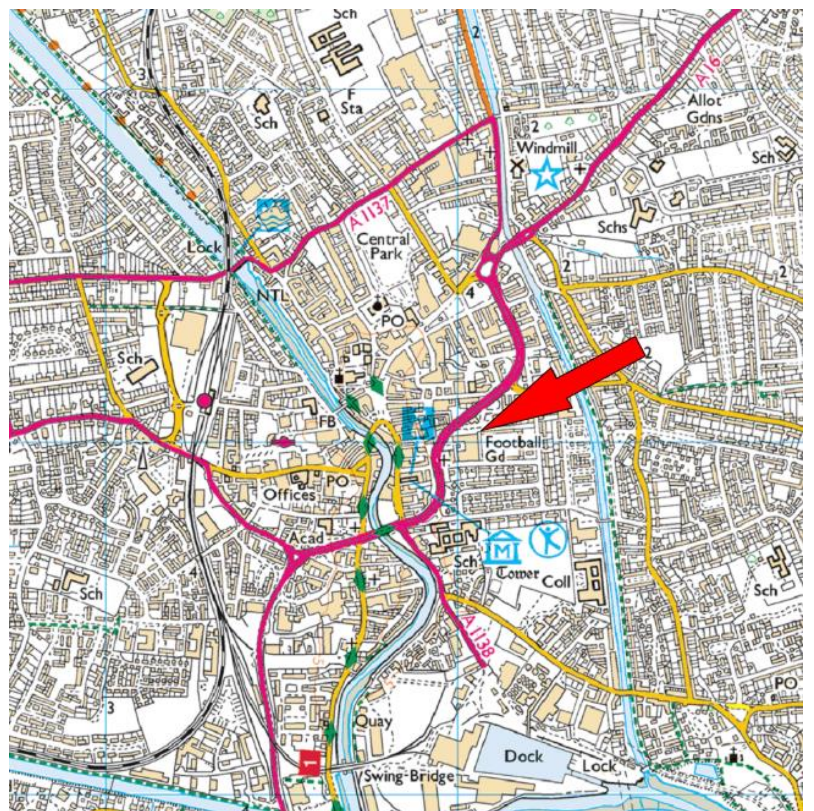
EPC...

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.

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