

Substantial Town Centre Retail Premises and Restaurant Available For Sale Freehold with Vacant Possession

34-38 Wide Bargate | Boston | Lincolnshire | PE21 6RX
and 2A Tawney Street | Boston | Lincolnshire | PE21 6PA



High Profile Town Centre Retail Unit with Ground Floor Restaurant Extending to 918sqm, 9,880sqft of Accommodation

Modernised Retail Unit with Sales Areas on the Ground and First Floor and Ancillary Accommodation, Open Plan with Modern Level of Internal Finish
Large Ground Floor Restaurant with Kitchen and Ancillary Accommodation
Opposite Large Car Park with High Levels of Footfall

For Sale Freehold with Vacant Possession
£375,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

The bustling market town of Boston and Borough has a population of over 73,000 residents, twice weekly market, large hospital, strong retail and schools offering and good sporting facilities.

The town is located on the east coast on the edge of The Wash approximately 115 miles to the north of London accessed via the A16, A17 and A52 trunk roads.

Nottingham is approximately 50 miles to the west, Lincoln approximately 35 miles to the north-west, King's Lynn 40 miles to the east and Peterborough 35 miles to the south-east.

The property is located in the town centre opposite the car park in the Market Place where there are over 300 car parking spaces. To the north is Boston Retail Park with occupiers such as Iceland Warehouse, TK Maxx and Sports Direct.

Nearby are retailers such as Cammacks furniture shop, a Morrisons Convenience Store, Next, Waterstones and others leading into the Prime Retail Zone.

Accommodation...

34-38 Wide Bargate, PE22 6RU

Having a return glazed retail frontage and a recessed roller shutter doorway.

Mains Sales Area.....13.4m x 14.3m, 193sqm
Having serving counter near the front door, recessed display shelving and wide front stairwell to the first floor being fitted out to a modern standard.

Store.....6.5m x 2m, 13.2sqm

Store.....1.4m x 3.1m, 4.1sqm
2nd Stairwell leading to the first and second floors

1st Floor Sales Area.....18m x 13.7m, 302sqm, 2,280sqft

Office.....4.2m x 1.3m, 5.7sqm

Stairwell 2

Stairwell 3

4 Changing Rooms

Rear 1st Floor Sales Area.....140sqm, 1,510sqft

Fully fitted for clothes display

Glass Partitioned Stairwell down to ground floor restaurant

WC Ladies

WC Gents

Rear Storage Area

2nd Floor Ancillary Accommodation comprising

Sewing Room.....4.5m x 3.6m, 16.5sqm

Office.....3.7m x 3m, 10.8sqm

Store.....9m x 5.4m, 48.7sqm

The property benefits from a return road frontage to Tawney Street.

2a Tawney Street

This is a ground floor restaurant which is interlinked to the main building at first floor level.

An Arcade Glazed Entrance leads to the **Main Seating Area** 21.4m x 10.1m overall, 218sqm with stairwell and storage areas

Tiled fitted bar with handwashing

2 fitted window seating areas

Storage Area

Rear Seating Area

WC's

Having low level WC's x2

Walk-in Cupboard

Kitchen.....5.3m x 4.1m, 22.4sqm

Having full stainless steel fitted kitchen with extraction

Storage Area.....3m x 3.4m, 10sqm

Schedule of Accommodation...

34-38 Wide Bargate		
Retail Store GIFA	700m ²	7,500ft ²
Restaurant GIFA	218m ²	2,846ft ²
Total (approx.)	918m ²	9,900ft ²
Ground Floor Sales	147.6m ²	1,600ft ²
First Floor Sales	352m ²	3,800ft ²
Total Sales	500m ²	5,375ft ²
2a Tawney Street		
Restaurant Trading Area	162.6m ²	1,750ft ²

Services...

It is understood that all mains services are connected, no service investigations have taken place.

Tenure...

The property is sold freehold with vacant possession.

Outgoings...

34-38 Wide Bargate has a Rateable Value of £34,750.

2a Tawney Street has a Rateable Value of £12,250.

EPC...

The property has an EPC Rating B48. Full details are available on request.

Viewing...

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

sales@poyntons.com | poyntons.com

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com





poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694

www.poyntons.com

sales@poyntons.com

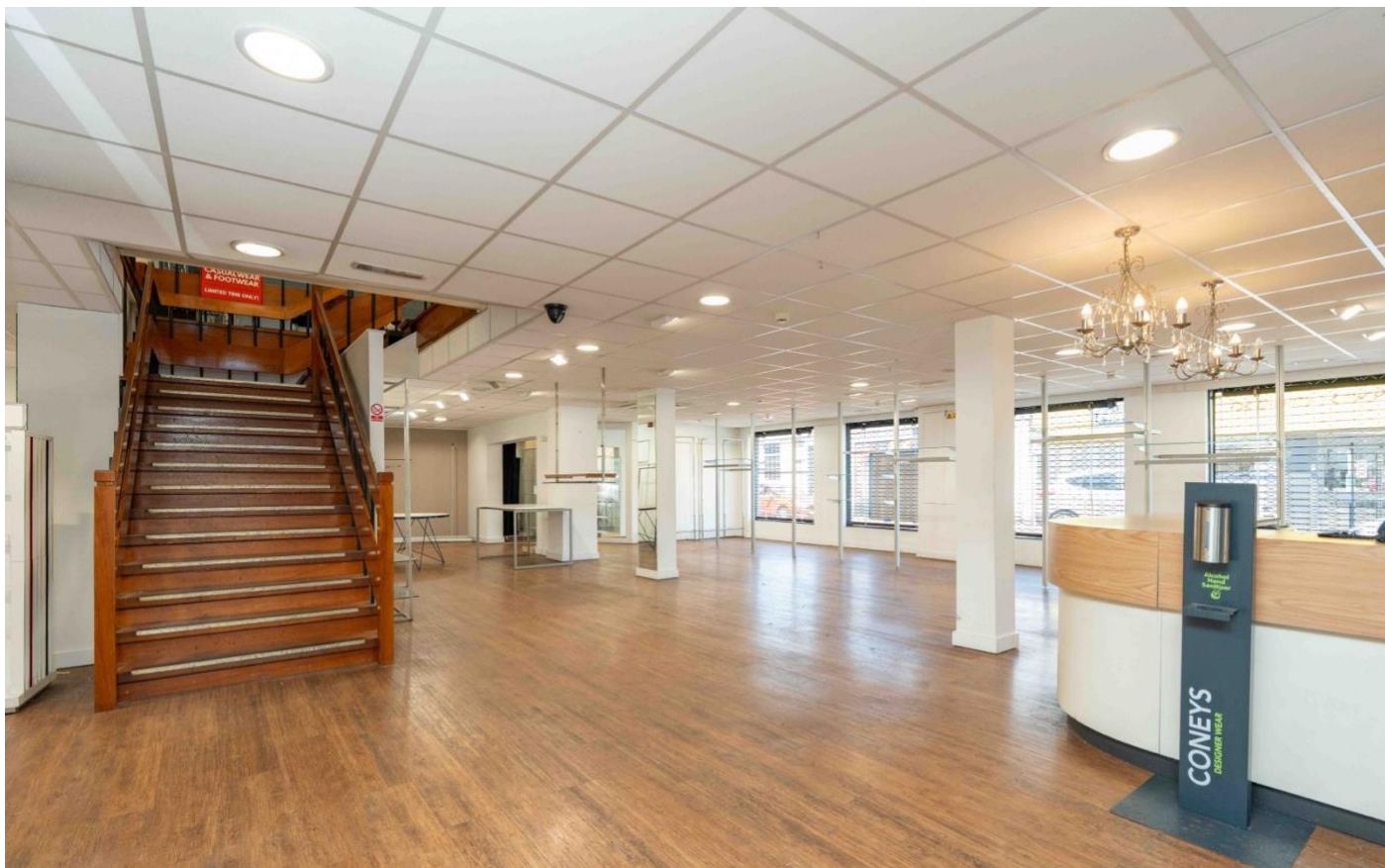




poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com





poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



