Due to Relocation
Village Centre Commercial Opportunity For Sale Freehold
Warehouse, Offices and Stores with Residential Flat

40 Station Road | Kirton | Boston | Lincolnshire | PE20 1LD



Large 2 Storey Property For Sale with Modernised First Floor Apartment
Warehouse and Stores Offering 325sqm, 3,495sqft Accommodation
Ground Floor and First Floor Office Accommodation Totalling 75sqm, 800sqft
Residential Development Potential or Suitable for Rural Workshops

For Sale Freehold with Vacant Possession
£315,000 Subject to Contract

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RICS

Location...

The large expanding village of Kirton has a population of over 5,000 residents and is currently subject to a number of major residential developments.

The village has a vibrant centre with a number of well-regarded cafés and public houses and shops, the property being located on Station Road which is a popular residential location with a school, fire station and clinics.

Accommodation...

The property comprises an L-shaped two storey structure of conventional construction.

Hallway
Office No.1.....3m x 4.2m, 13.1sqm
Office No. 2.....4.2m x 3.5m, 14sqm
Kitchen.....3.4m x 2.6m, 8.9sqm
WC

Stairs lead to the first floor where there is an apartment.
Lobby.....3.2m x 2.4m, 7.7sqm
Lounge.....7.7m x 3.7m, 29sqm
Bedroom No. 1.....4m x 4.7, 18.7sqm
Bedroom No. 2.....2.7m x 2m, 6sqm
Kitchen.....2.4m x 2.8m, 7sqm
Having a full range of modern fitted kitchen units.
Airing Cupboard
Bathroom
Additional Office.....4.5m x 6.4m, 28.6sqm

A vehicular access leads to the side of the property to the rear car parking space where former stables have been used for storage.
Store.....5.2m x 3.5m, 18.7sqm
Store/Office.....5.1m x.3.6m, 18.7sqm
Store.....5.1m x 6.7m, 34.1sqm
Warehouse.....21m x 6.7m, 141sqm
Ceiling height 2.75m.
First floor **Warehouse**.....16.2m x 6.4m, 104sqm





Schedule of Accommodation...

Offices	74.4m^2	800ft^2
Residential Apartment	68.4m^2	736ft^2
Warehouse/Stores	324.6m^2	3,495ft^2
Total	**467.7m^2**	**5,030ft^2**
Site Area		0.2 acres

Tenure...

The property is available freehold with vacant possession.

Outgoings...

The property has a Rateable Value of £6,500. Qualifying businesses may be able to claim relief. The residential apartment is rated at Council Tax Band A.

EPC...

All of the individual areas have EPCs – full details are available on request.

Viewing...

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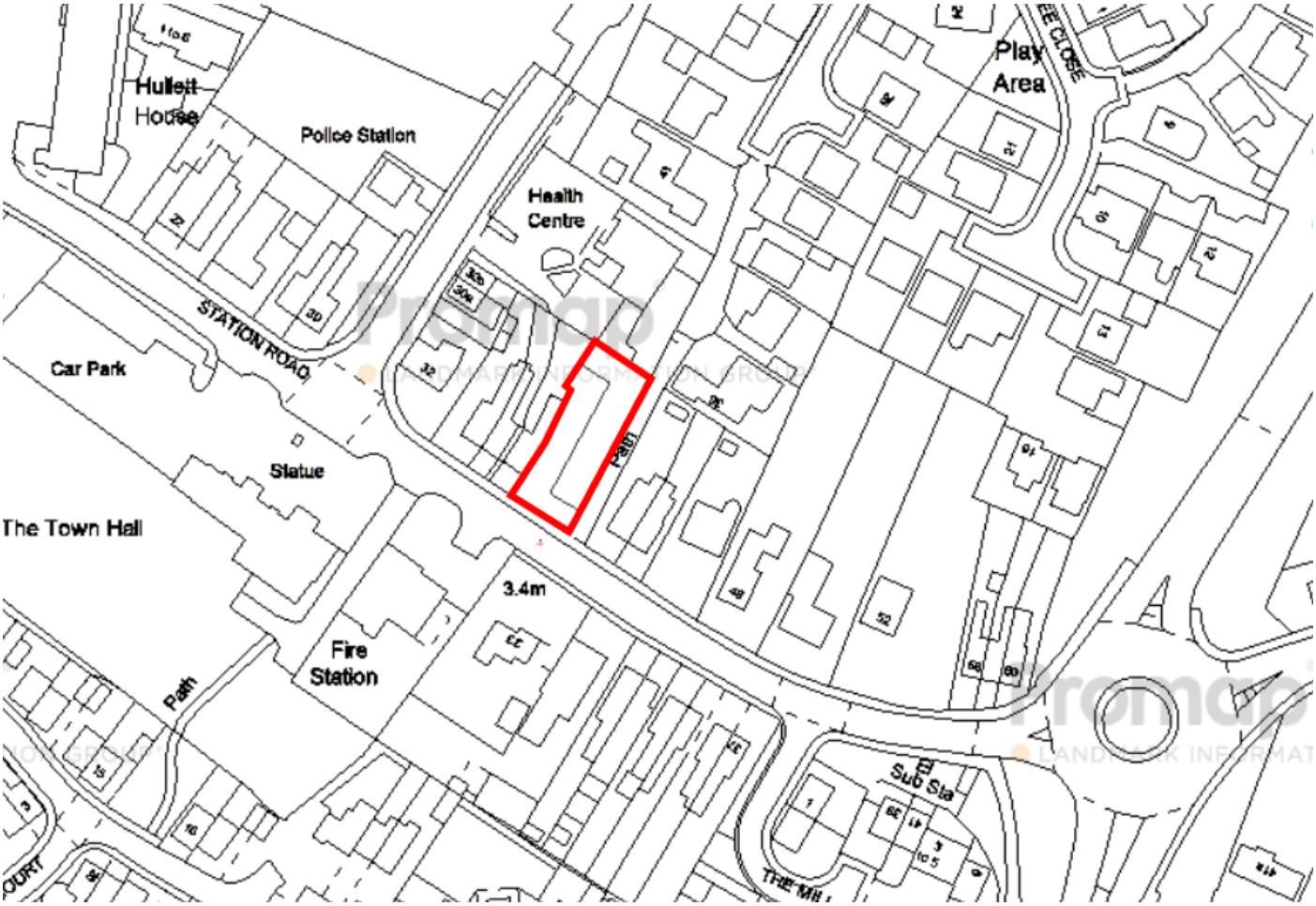


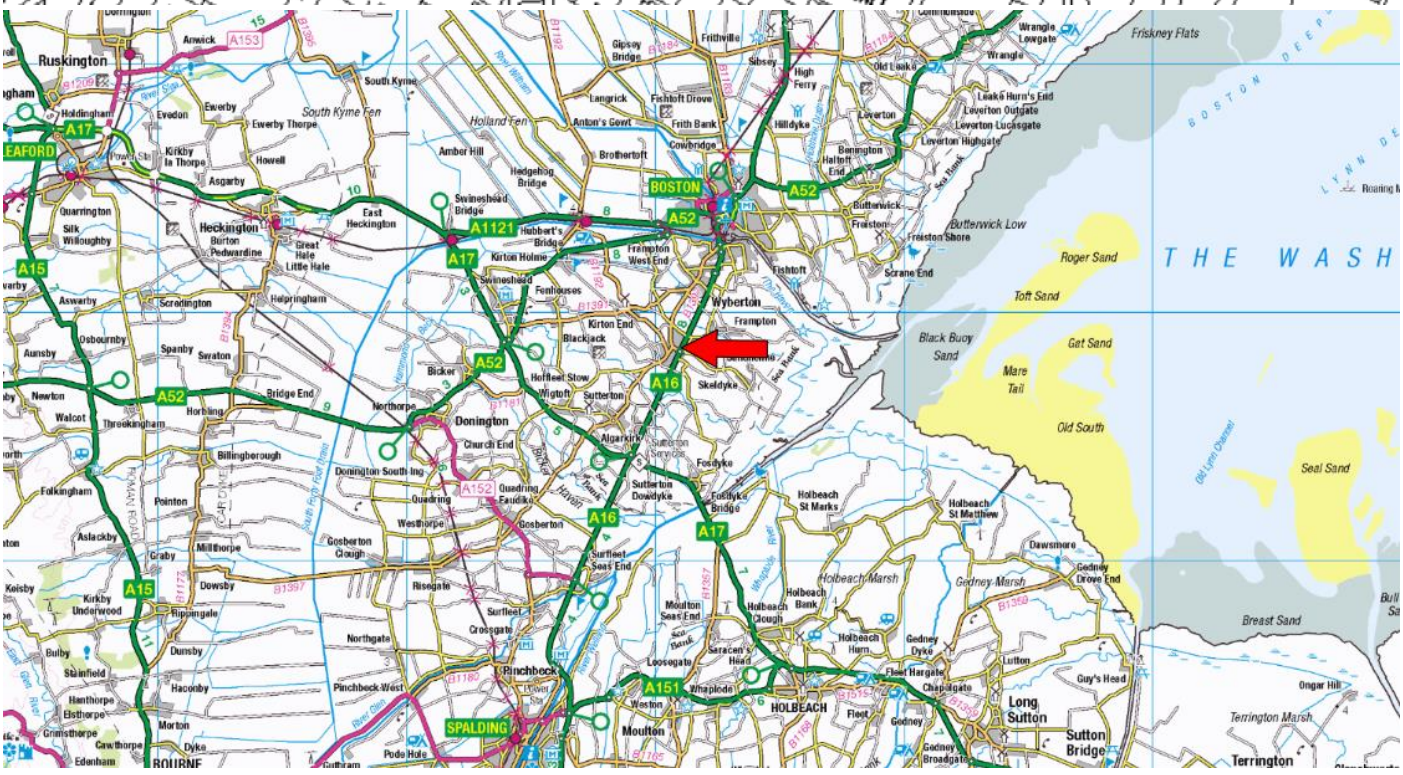


Total area: approx. 467.7 sq. metres (5034.4 sq. feet)



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