

BRUCE MATHER LTD



The Forge, Haltoft End, Freiston, Boston, PE22 0PF

An opportunity to purchase the PREMISES of the long established business of Frank Clayton & Son Ltd., trading at Haltoft End, Freiston, CLOSE TO THE A52 TRUNK ROAD since 1934. The sale includes all freehold buildings & yard, This excellent opportunity has arisen due to the IMPENDING RETIREMENT of the proprietors, Mr & Mrs Richard Clayton.

Asking price £199,950



ACCOMMODATION

ENTRANCE LOBBY

CLOAKROOM

Containing pedestal wash basin, low level w.c. Suite and having wall mounted Saunier Duval gas fired boiler providing central heating and hot water.

PRIVATE OFFICE

10'2" x 9'9" (3.10m x 2.97m)

KITCHEN

10'4" x 5'7" (3.15m x 1.70m)

Containing stainless steel single drainer sink unit, fitted base and wall cupboard units.

GENERAL OFFICE

12'3" x 10'4" (3.73m x 3.15m)

Having door to

RETAIL/SALES AREA

27'9" x 25'6" max. (8.46m x 7.77m max.)

Having separate customer entrance door from front yard area, and with staircase giving access up to:-

FIRST FLOOR SALES AREA

27'9" x 25'6" max.+ 18' x 10'4" (8.46m x 7.77m max.+ 5.49m x 3.15m)

Having emergency exit door to

external metal fire escape and further internal door to:-

MEZZANINE STORAGE

32' x 8' max. (9.75m x 2.44m max.)

A further internal door from the ground floor Retail/Sales Area leads through to:-

WORKSHOP

32' x 27'9" max. (9.75m x 8.46m max.)

Having concrete floor; sliding metal vehicle entrance door from front yard area; deep storage "tunnel" off; staircase giving internal access up to:-

MEZZANINE STORAGE AREA

20' x 15' approx. (6.10m x 4.57m approx.)

EXTERNAL

Part concrete and part tarmac yard and parking area to the front of the site.

BUSINESS RATES

From information taken from the VOA web site, we understand that the current Rateable Value assessment is £9,200. Interested parties should make their own enquiries with Boston Borough

Council (Tel: 01205 314200) as to the amount of business rates payable.

VAT

Would purchasers please note all figures or prices quoted are net of VAT unless otherwise stated.

SERVICES

Mains electricity, water and foul sewerage services are understood to be available. The services have not been tested and interested parties are advised to satisfy themselves in this regard.

AGENTS NOTE

All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent.

All properties are offered subject to contract or formal lease offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

Bruce Mather Limited for themselves and for Sellers and Lessors of this property whose Agent they are give notice that:- 1) The particulars, whilst believed to be accurate, are set out as a general



outline for intended buyers or lessees and do not constitute part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) no person in the employment of Bruce

VIEWING

Strictly by appointment with the Selling Agents, Bruce Mather Ltd.
Tel: 01205 365032

DIRECTIONS

From our offices in Pump Square proceed to Botolph Street and turn left at the traffic lights onto John Adams Way. Take the third exit at the roundabout, proceed over Bargate Bridge and onto Spilsby Road. At the end of Spilsby Road take the second exit at the mini roundabout onto the A52 Skegness Road. Continue for approx. 2 miles and upon reaching Haltoft End turn left into Oak House Lane and the property can be found on the right hand side.

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

Bruce Mather Limited, for themselves and for Sellers and Lessors of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Performance Certificate

Non-Domestic Building



The Forge
Wainfleet Road
Freiston
BOSTON
PE22 0PF

Certificate Reference Number:
0180-0732-4809-6992-9092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

64

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 266
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 82.69

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built
66 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

