

BRUCE MATHER

INDEPENDENT ESTATE AGENT



Willington Road, Boston, PE20 1EH

Price Guide £99,950

A former fire station and congregational church are located just a short walk away from the center of Kirton village. The property boasts three storage rooms and a cloakroom, offering 900 sq. ft (83.61 sq. m) of living space.

The entrance to the property is spacious, approximately 15'9" (4.8m) wide and 10'6" (3.2m) high, allowing access for certain vehicles. The property provides ample storage space and potential development opportunities subject to planning permission.

ACCOMMODATION

Through main front entrance doors into

MAIN STORE 30'8" x 21' (9.35m x 6.40m)

Having windows to both sides and front. Glazed door to

STORE AND CLOAKROOM 12'2" x 12'1" (3.71m x 3.68m)

Having W/C, corner sink, fluorescent strip light and side window

From the Main Store through further glazed door to

STORE ROOM 3 12'2" x 8'6" (3.71m x 2.59m)

Having rear window, glazed entrance door with matching window.

TENURE

Freehold with vacant possession upon completion.

SERVICES

We understand water is connected to the property. The electrics will need connecting. The services or installations have not been serviced or tested.

BUSINESS RATES

The last available assessment shown on The Valuation Office Agency website was for 2017 with a rateable value of £1750- Prospective purchasers are advised to contact Boston Borough Council (Tel: 01205 314200) to verify the total amount of business rates payable.

PLANNING PERMISSION

The vendor has provided us with a copy of the Planning Permission (B/14/0321/19) from 17th May 1990, which grants permission, subject to terms, for "change of use of disused fire station to storage, retail and auction room". A copy of this planning permission is available for inspection. Buyers are advised to contact Boston Borough Council Planning Department (Tel: 01205 314200) to confirm the use class on the premises.

AGENT'S NOTES

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

All properties are offered subject to contract offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.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 of this property whose Agent they are given notice that:-

1) the particulars, whilst believed to be accurate, are set out as a general outline for intended buyers and do not constitute nor 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 should 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 Mather Limited has any authority to make or give any representation or warranty whatever in relation to this property.

VIEWINGS

By appointment with Bruce Mather Limited. Tel: 01205 365032.

DIRECTIONS

Proceed through Kirton Village Centre. Turn onto Willington Road by the Church of Saint Peter and Saint Paul and the property is situated shortly on the right hand side.

Area Map



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