

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



## Hubberts Bridge

, Boston, PE20 3QR

Price Guide £375,000





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## LOCATION

The property is located in the small village of Hubberts Bridge in the parish of Frampton, directly off the B1192 on Station Road, a short distance from the Langrick Road/Hubberts Bridge cross roads and Boston West Golf Club. It is approx. 3 miles west of the market town of Boston and has excellent access to both the A52 and A1121 and onto the A17.

## DESCRIPTION

The property comprises:-

### OFFICE BLOCK

Having Reception Hallway

### OFFICE 1

14'7" x 9'10" (4.45 x 3.00)

### OFFICE 2

17'8" x 14'7" (5.38 x 4.45)

### OFFICE 3/REST ROOM

14'7" x 10'8" (4.45 x 3.25)

### OFFICE 4

21'1" x 9'9" (6.43 x 2.97)

From the Offices, doors leading to:-

## WAREHOUSING

Comprising 7 bay areas to Ground Floor with 4 steel roller shutter doors and further Toilet Block. Staircase leading to first floor Storage area with additional staircases to 2nd floor Mezzanine Storage.

## EXTERIOR

Concrete and tarmac rear Yard. Parking to front and back.

## SERVICES

Mains water, electricity and drainage are available.

## PLANNING PERMISSION

The property was granted full planning permission, Boston Borough Council reference: B|19|0428, for "Subdivision of building to form industrial units, comprising either Offices (Class B) or General Industrial (Class B2) or Storage and Distribution (Class B8)". The planning permission has expired, the drawings and reports such as the Flood Risk Assessment can be seen on the Boston Borough Council's website.

## BUSINESS RATES

We are advised by Boston Borough Council Business Rates Department that the current Rateable Value is £29,250.

## VAT

We understand that VAT is not payable but we reserve the right to charge VAT should it become payable in the future.

## TENURE

Freehold.

Vacant possession upon completion.

## EPC

The property has a D rating.

## AGENTS NOTES

The Warehousing and Office Block require an extensive scheme of repair and modernisation. All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent.

All properties are offered subject to contract subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.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 give 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 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 Mather Limited has any authority to make or give any representation or warranty whatever in relation to this property.

#### VIEWING

Strictly by appointment with the selling agents, Bruce Mather Ltd. Tel: 01205 365032 Option 3.





Road Map



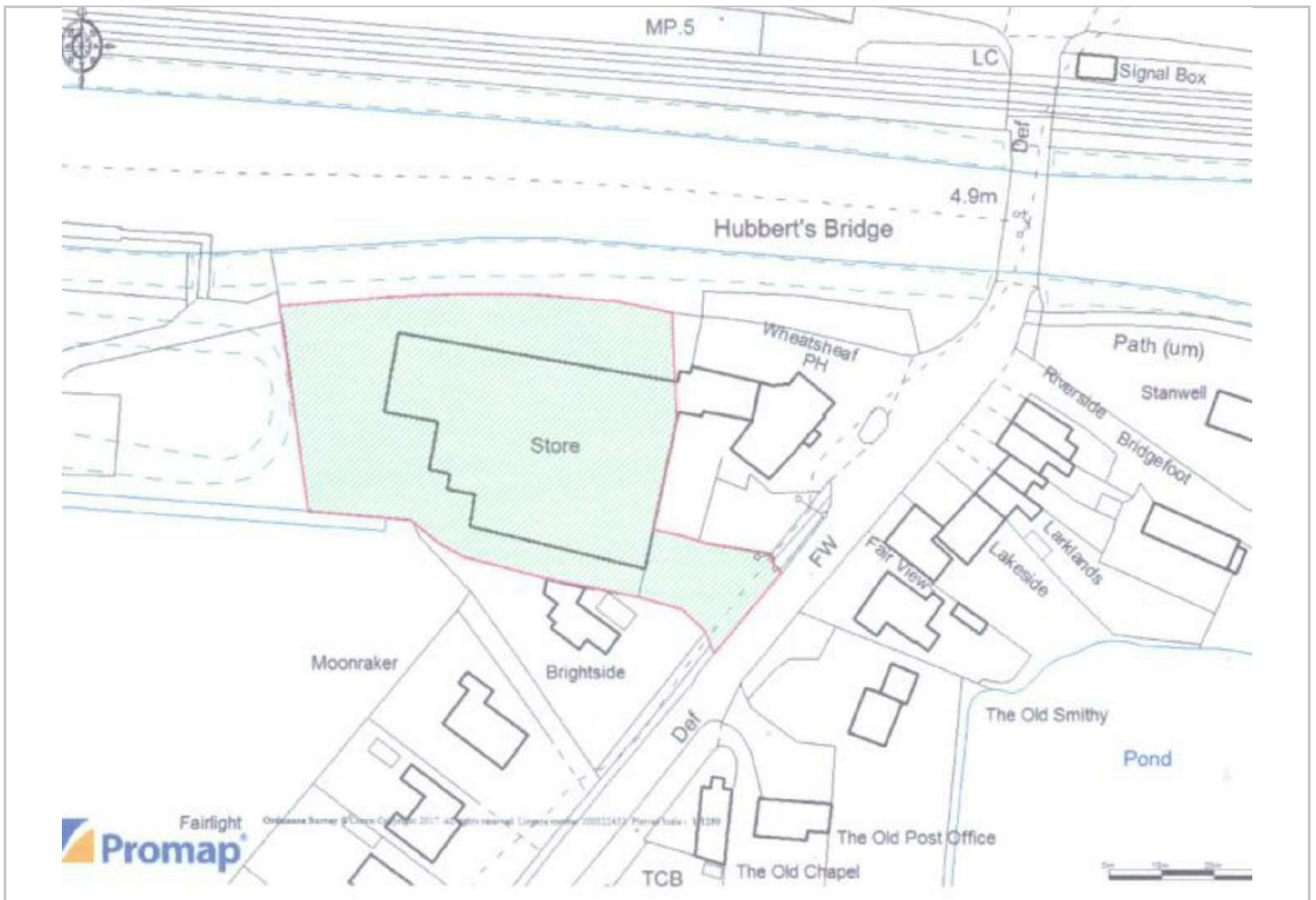
Hybrid Map



Terrain Map



### Floor Plan



### Viewing

Please contact our Boston Commercial Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

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