

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



**53 & 53a Carlton Road, Boston, PE21 8PA**

**Price Guide £169,000**

A well presented mixed use detached property comprising a Commercial Surgery with four main rooms to ground floor and an income generating 2 bedroom, first floor flat. Both properties have gas central heating, off road parking to front and an established rear garden.

The property may appeal to owner occupiers or Investors.

If you are looking for an ATTRACTIVE INVESTMENT PROPERTY TO PURCHASE (£169,000) OR TO LEASE THE COMMERCIAL UNIT DOWNSTAIRS RENT (£8,400 pa), accessible to BOTH PEDESTRIANS and MOTORISTS, this premises should be top of the list.

Potential Income of £14,700 Per Annum. 8% Yield

## CLINIC GROUND FLOOR

Through glazed front entrance door with wall light; power point and single glazed window to rear.

Glazed door into:-

### RECEPTION 14'8" x 10'11" (4.47m x 3.33m)

Having uPVC double glazed window to front elevation; double radiator under and fluorescent strip light.

### TREATMENT ROOM/OPERATING THEATRE 11'5" x 7'5" (3.48m x 2.26m)

Having uPVC obscure double glazed window to front elevation; single and double radiators; wall mounted cupboards and door frame (no door) leading into:-

### LOBBY

Having stainless steel sink with shelving above; ceiling light and opening to:-

### BOILER CUPBOARD

With Valiant gas boiler.

From Reception into:-

### INNER HALLWAY

Having ceiling light; storage cupboard and thermostat.

### SHOWER ROOM

Having obscure glazed window to side elevation; shower cubicle to corner; pedestal wash hand basin; low level W C and double radiator.

### TREATMENT ROOM 2/SURGERY 9'10" x 9'0" (3.00m x 2.74m)

Having pedestal wash hand basin; double base and wall cupboards; uPVC double glazed window to rear elevation with double radiator under and fluorescent strip light.

### SPECIALISED TREATMENT ROOM 9'10" narrowing to 5'3" x 9'6" narrowing to 5'3" (3.00m narrowing to 1.60m x 2.90m narrowing to 1.60)

Having uPVC double glazed window to rear elevation; white wall mounted wash basin; fluorescent strip ceiling light and door to storage cupboard.

## 53A CARLTON ROAD FIRST FLOOR FLAT

Having side entrance door with ground floor lobby and stairs to:-

### LANDING

Having radiator and cupboard.

### REAR BEDROOM (previously Lounge) 13'5" x 9'11" (4.09m x 3.02m)

Having uPVC double glazed window to rear elevation with double radiator under and ceiling light.

### KITCHEN 9'11" x 9'0" (3.02m x 2.74m)

Having a range of wood effect kitchen base and wall units with wooden styled roll edge worktop; intermediate tiling; electric hob with oven beneath; stainless steel single bowl sink with mixer tap; uPVC double glazed window to rear elevation; gas boiler; double radiator and plumbing for washing machine and dishwasher.

## SHOWER ROOM

Having corner shower cubicle with Triton shower; white pedestal wash hand basin; close coupled W C; uPVC obscure double glazed window to side elevation; ceiling light; double panelled radiator and extractor.

### LOUNGE/BEDROOM 11'11" narrowing to 8'6" x 10'11" (3.63m narrowing to 2.59m x 3.33m)

Having uPVC double glazed window to front elevation; double radiator; ceiling light and fitted wardrobe.

### BEDROOM 2 11'10" x 7'10" (3.61m x 2.39m)

Having uPVC double glazed window to front with double radiator under; ceiling light; coved ceiling cornice; fitted wardrobes and trip switch box.

## EXTERIOR

### REAR GARDEN

Being laid to lawn and patio area.

### FRONT GARDEN

Being laid to tarmac with off road parking (4 cars).

## VIEWINGS

Strictly by appointment with the selling agents Bruce Mather Limited (Tel: 01205 365032).

## BUSINESS RATES

The surgery has a Rateable Value of £3,700.00.

## AGENT'S NOTE

We are informed that the rent for the two bedroom residential flat is currently £525.00 per calendar month. In today's market we feel this could achieve £595.00 per calendar month. The Clinic is not for lease but we feel this could achieve £7,500 per year.

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

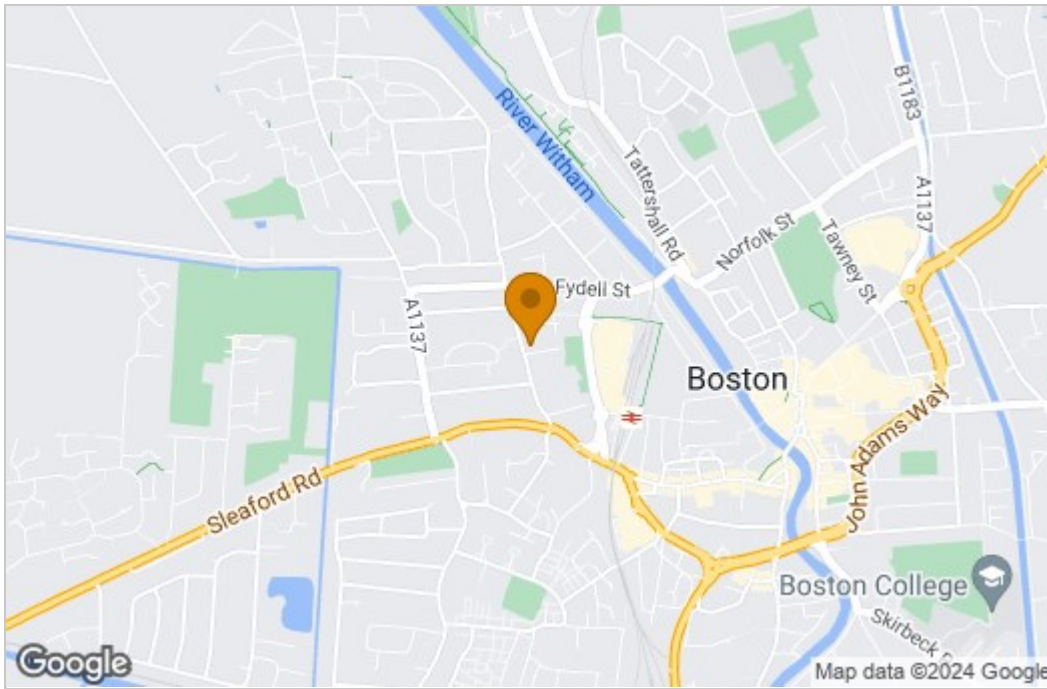
Bruce Mather Limited for themselves and for Sellers of this property whose Agent they are give notice that:-

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### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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