

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



22 Willington Road  
Kirton, Boston, PE20 1EJ

**£20,000 (From) Per Annum**



## 22 Willington Road

Kirton, Boston, PE20 1EJ

A SUBSTANTIAL former Grammar School with further School House being located close to the centre of the popular village of Kirton and having extensive Frontage to Willington Road. This handsome property having a Gross internal area over 6,000 sq.ft across three stories with further car parking, playground, gardens, and gas fired central heating is available TO LET.

This prominent property has most recently been used as a popular Children's Nursery and provides spacious well positioned Business Accommodation which should suit a range of different enterprises subject to the necessary consents.







**Ground Floor**  
Eight Class Rooms, Playroom, Office, 2 Lounge Areas, Canteen, Kitchen, 3 Store Rooms, 2 Boiler Rooms, 3 sets of Toilets. (see Floor Plan)

**First Floor**  
5 Class Rooms, Staff Room, 2 Offices, 2 Toilets.

**Second Floor**  
Two Storage Rooms.



**Exterior**  
The property fronts Willington Road and has ample on-site car parking and an outdoor play area.

**Tenure**  
Leasehold. New negotiable length lease term available on FRI type terms.

Interested parties are advised to submit their best rent and term proposals to the Agent for review with the Landlords.



**Business Rates**  
The Valuation Office Agency have the rateable value assessed as at 1 April 2023 as £17,500

**Planning**  
Interested parties should make their own enquiries with Boston Borough Council (Tel 01205 314200) to ensure the property is compliant with their usage requirements.

**Legal Costs**  
The incoming tenant is to be responsible for the Landlord's reasonable legal costs in the preparation of the lease document.





# Floor Plan



BRUCE MATHER  
INDEPENDENT ESTATE AGENT

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**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.

6 Pump Square, Boston, PE21 6QW  
Tel: 01205 365032 Email: sales@brucemather.co.uk brucemather.co.uk

Total area: approx. 624.1 sq. metres (6717.7 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part of any contract. Plan produced using PlanIt.

