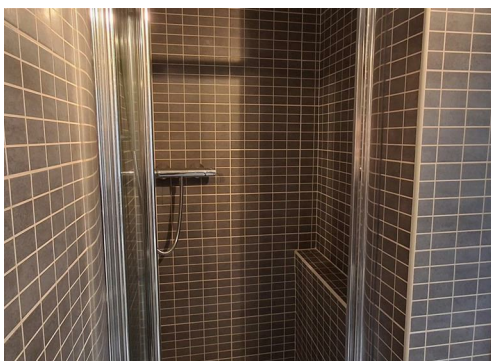


BRUCE MATHER

INDEPENDENT ESTATE AGENT



22 Pen Street, Boston, PE21 6TJ
£95,000



Location

This is an opportunity to purchase as two storey office premises located within Boston Town Centre.

Boston is a thriving market town on the east side of the county of Lincolnshire and has ample local amenities and facilities to include a wide range of both national and local retail outlets, primary and secondary schools, leisure amenities to include swimming pool, bowling ally, cinema, theatre and park.

Regular transport routes are available from the town with bus and rail services. Peterborough station is a 40-minute car journey away where London Kings Cross can be reached in less than 45 minutes. The town is located some 37 miles southeast of Lincoln, 35 miles north of Peterborough and 119 miles north of London.

From Wide Bargate proceed onto Pen Street and the property can be found on the left hand side.

Description**Entrance Hall –**

A part glazed entrance door provides access to the Entrance Hall – Having a ceiling light and laminate floor.

Reception – (3.59m x 3.2m)

Having a window to front elevation, radiator, laminate effect floor covering, fitted cupboard, telephone and internet points and fluorescent lighting.

A part glazed partition at ½ height provides access to:

Meeting Room – (4.59m x 3.12m)

Having radiator, dado rail, upvc double glazed window to rear elevation, fluorescent lighting, internet and telephone points and houses gas boiler.

Kitchen base unit and sink with mixer tap.

A door leads to:

Shower room -

Having low level WC, vanity wash basin, shower cubicle, radiator and upvc double glazed window to side elevation.

Staircase to the first floor:

Office One – (3.71m x 3.08m)

Having upvc double glazed window to the rear elevation, radiator, fluorescent lighting and wall shelving.

A step up to:

Office Two – (4.5m x 3.59m)

Having two upvc double glazed sash windows to the front elevation, radiator, fluorescent lighting and laminate flooring.

Rear Yard -

There is an external rear yard which is fully enclosed.

Business Rates

The property has a Rateable Value as at 1 April 2023 of £4,950.

The Council website as at 15th January 2025 the current rateable value threshold for small business rate relief is £15,000. The maximum amount of relief that can be awarded is 100% for the properties with a rateable of less than £12,000 and where the rateable occupies it as their sole property. Interested parties should contact Boston Borough Council to verify the amount of business rate payable. (Tel: 01205 314413)

Local Authority

Boston Borough Council, Municipal Buildings, West Street, Boston, Lincolnshire Tel: 01205 314200

EPC

EPC Rating C.

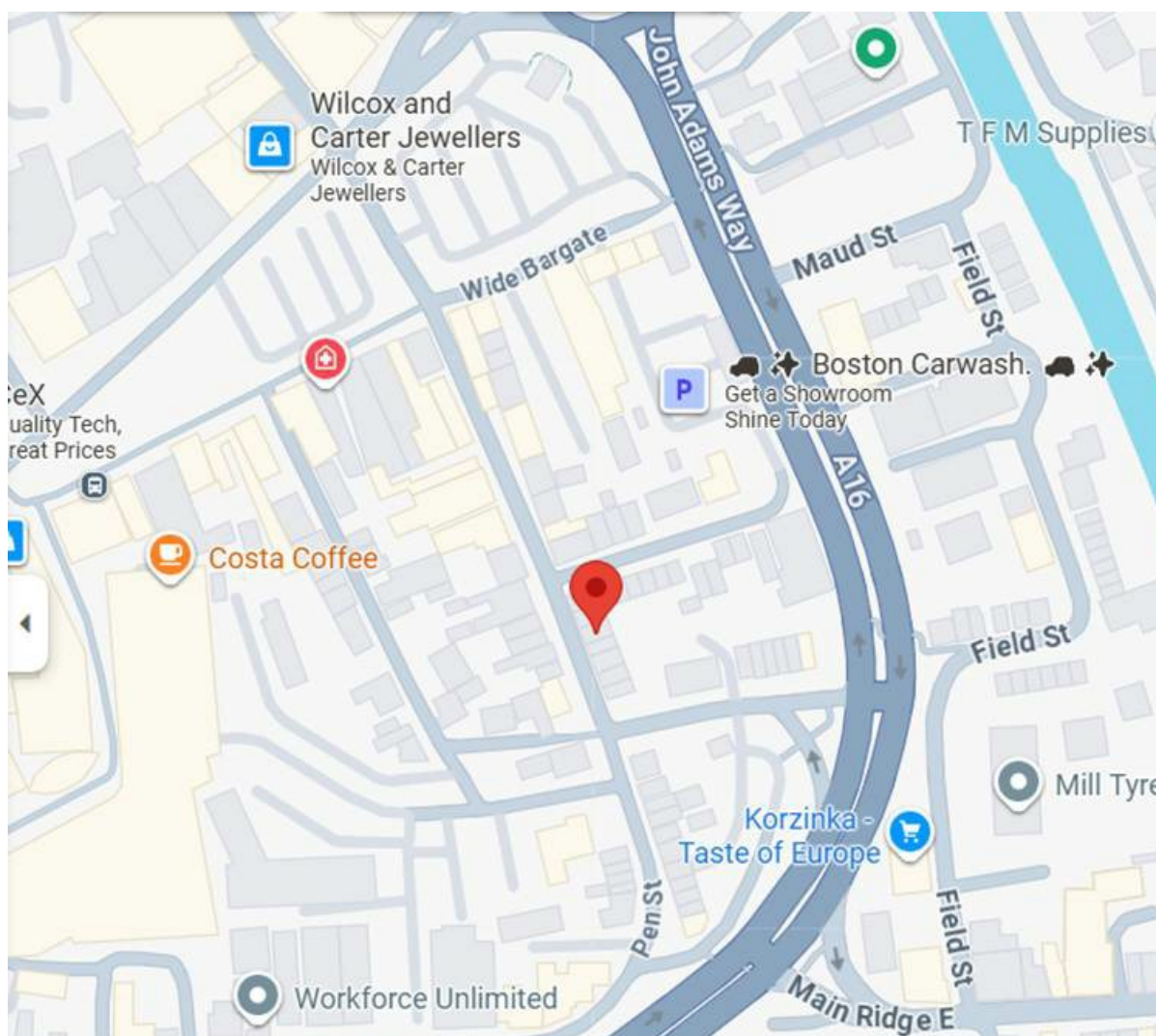


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Area Map



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.

6 Pump Square, Boston, PE21 6QW

Tel: 01205 365032 Email: sales@brucemather.co.uk brucemather.co.uk