

Boston - 16 Wide Bargate, Lincolnshire PE21 6SR
Virtual Freehold Office Investment with Residential Development Potential



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT





Investment Consideration:

- Purchase Price: £140,000
- Vacant possession
- ERV: £9,000 GIY ~ 6.43%
- VAT is applicable to this property
- Comprises first floor office accommodation
- Total area size of 86 sq m (925 sq ft)
- Development potential to convert to residential, subject to obtaining the necessary consents.
- Nearby occupiers include Santander, Waterstones, Argos and many more.



Boston - 16 Wide Bargate, Lincolnshire PE21 6SR

Virtual Freehold Office Investment with Residential Development Potential



Property Description:

The property comprises first floor office accommodation accessed from ground floor entrance on Wide Bargate and providing the following accommodation and dimensions:

Office/reception area, conference room, kitchenette and 2 WCs.
Total area size of 86 sq m (925 sq ft)

Development potential to convert to residential, subject to obtaining the necessary consents.

Tenancy:

The entire property is at present vacant. ERV: £9,000 per annum.

Tenure:

To be held on a new 999 Year Lease from completion with ground rent of peppercorn.



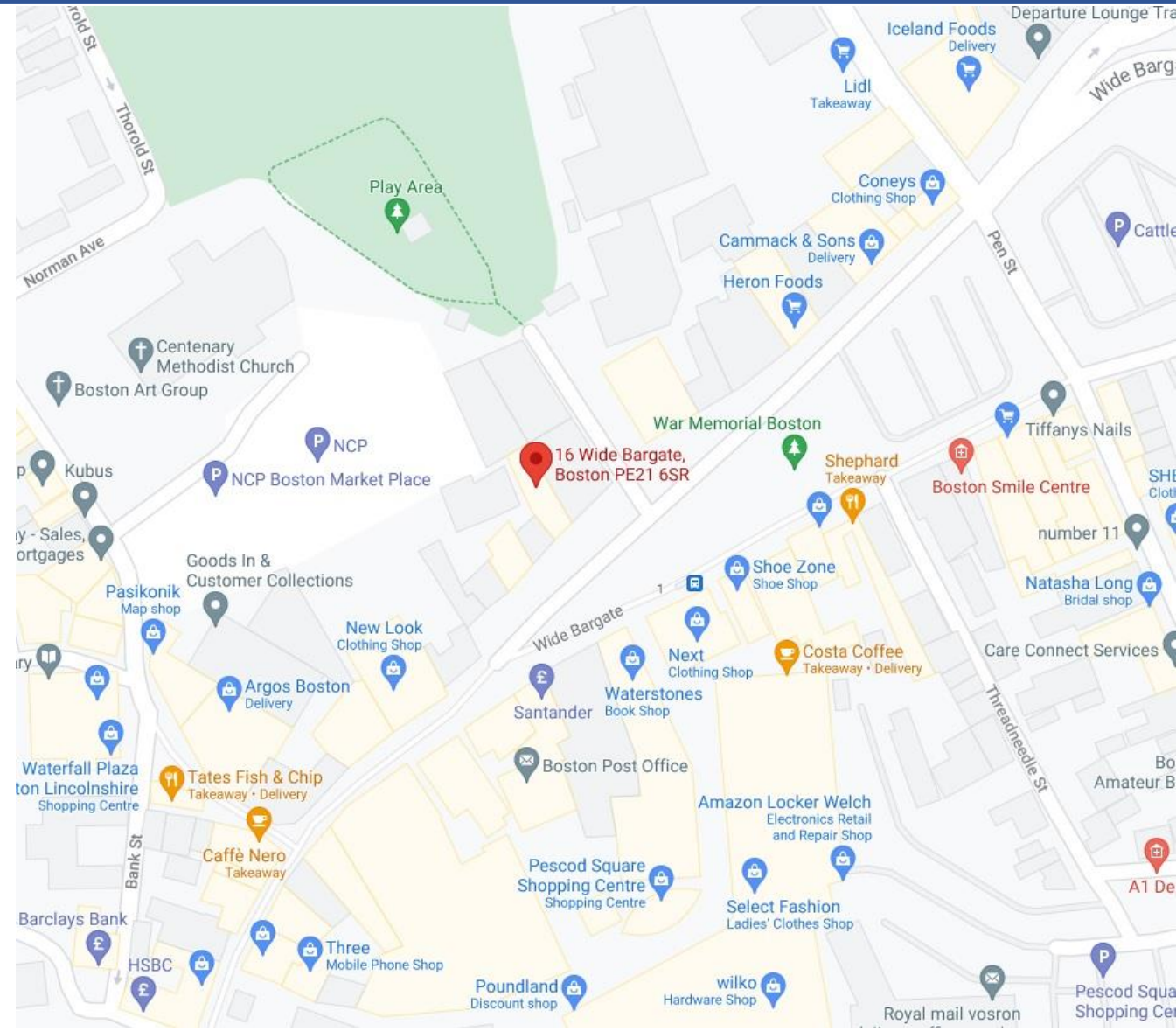
Boston - 16 Wide Bargate, Lincolnshire PE21 6SR

Virtual Freehold Office Investment with Residential Development Potential



Location:

Boston is a port and market town in Lincolnshire, on the east coast of England, about 100 miles north of London, 37 miles north of Peterborough and 35 miles south of Lincoln. It is the largest town of the wider Borough of Boston local government district. The property is situated in a prominent position on Wide Bargate with nearby occupiers including Santander, Waterstones, Argos and many more.



Boston - 16 Wide Bargate, Lincolnshire PE21 6SR

Virtual Freehold Office Investment with Residential Development Potential

Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Prash Jaitley – Managing Partner
M: +44(0)79618 53166
E: prash@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.