

BRUCE MATHER

INDEPENDENT ESTATE AGENT



114 West Street, Boston, PE21 8QZ

Asking Price £189,950

A three-storey freehold property FOR SALE occupying one of the prime retail pitches at the busy George Street to West Street junction.

There are strong possibilities to change the use class to HMO and convert. B/24/0085 recently failed due to the amount of space provided on the plans for bin storage. Plans can be altered to have commercial on ground floor remain, then convert top two floors to HMO if required.

This protruding double-fronted shop having window displays to both West Street and George Street, provides excellent retail, storage and office space, well positioned to popular local amenities, including Bus Station, Council Offices, Cinema, Restaurants and other retailing outlets. The present retailer has run their business from the premises over some 30 years.

Asking Price, £189,950.

LOCATION

This 3 storey prominent property is situated by the busy West Street and George Street T Junction in this notable retailing area. The shop and premises have well-known retailers within walking distance including Savoy Cinema, Wickes, Curry's, and Bupa Dental Care.

ACCOMMODATION

The property is spread across 3 floor, comprising
Ground Floor: L shaped Presentable Retail Area/Showroom with Laminated Flooring + Display Racking to be included, Cloakroom, Kitchen. LED Lighting Fitted + Internal Electric Roller Shutters on Showroom Window.

First Floor: 2 front facing Offices, Landing.

Second Floor: 2 Storage Rooms and Landing. The property configuration is shown on the floor plans.

Potential for Conversion to Flats on Second and Third floor subject to Planning Permissions.

The property has 3 phase electricity and UPVC double glazed windows to the upper floors

TENURE

Freehold with vacant possession upon completion.

VAT

The owner has informed us the property is not registered for VAT.

EPC

The current EPC rating is 81 which is a D

AGENT'S NOTE

The owners are looking to brick up the doorway which leads into 2 George Street.

All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent.

All properties are offered subject to contract offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Ltd.

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

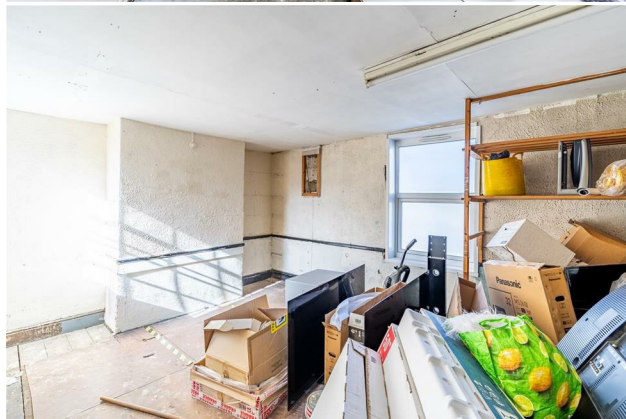
1) the particulars, whilst believed to be accurate, are set out as a general outline for intended Buyers and do not constitute nor constitute part of any offer or contract: 2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are 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.

VIEWINGS

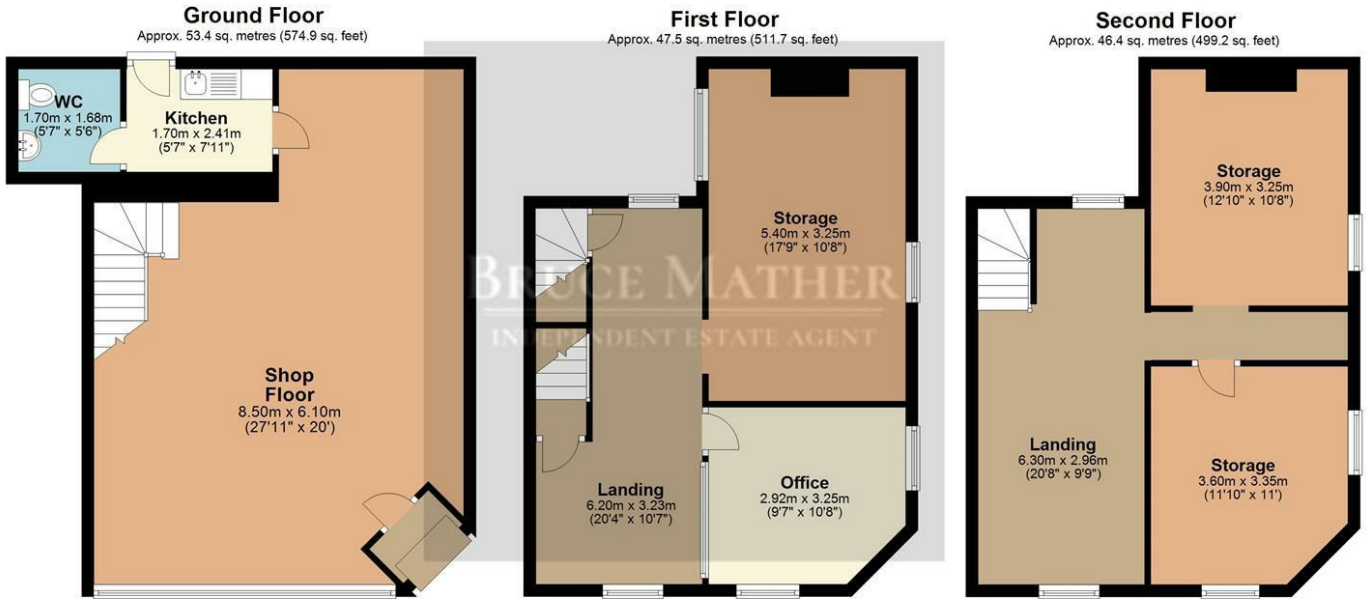
Strictly by appointment with the Selling Agent, Bruce Mather Limited. Tel: 01205 365032.

Business Rates

The current Business Rate Valuation is listed as a ratable value of £12,250. The valuation includes rooms for the next door property at 2, George Street and will require re-assessment to remove these rooms which no longer apply.



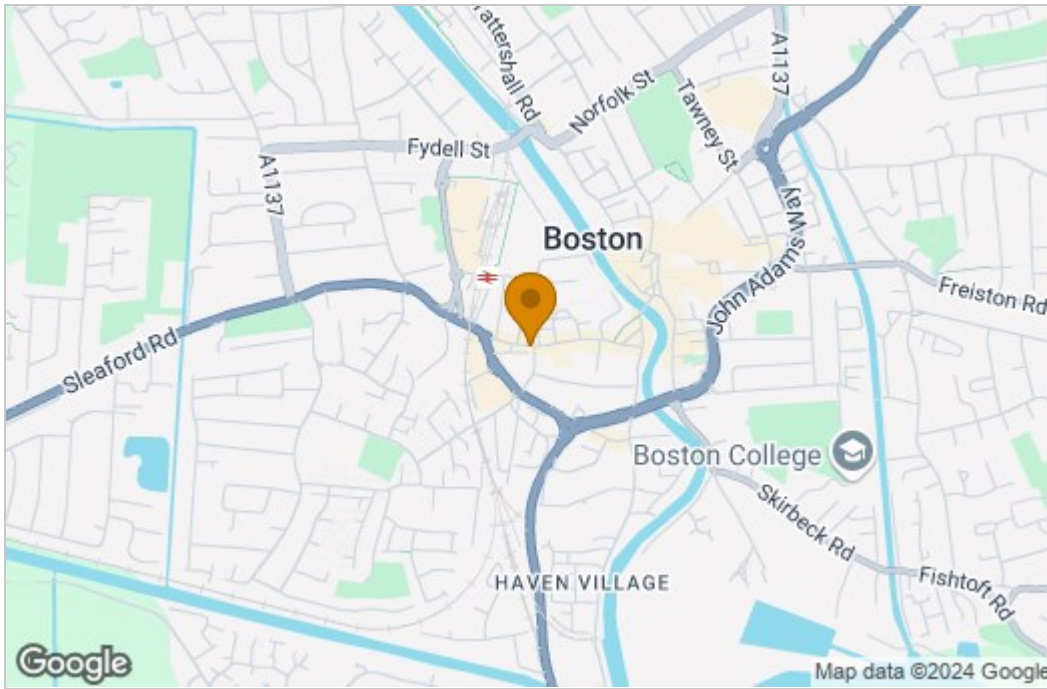
Floor Plan



Total area: approx. 147.3 sq. metres (1585.8 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 any contract.
Plan produced using PlanUp.

Area Map



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