



Carlton Road

, Boston, PE21 8NG

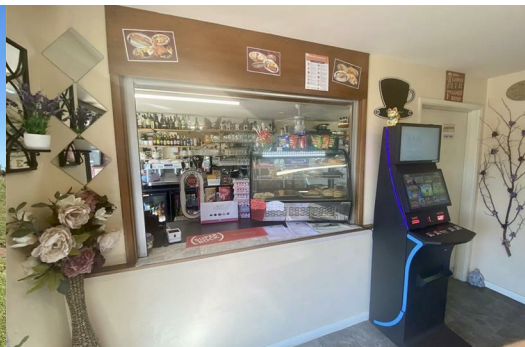
Guide Price £105,000



Commercial unit for sale with tenants in situ! Located within walking distance of the town centre, many local amenities which include supermarkets, train station, doctors surgery, gym and a Primary School!

The premises comprises of entrance hallway, reception room, kitchen, toilet and shower room. Benefiting from a car park to the front providing off road parking for 6 vehicles.

Call today to get your viewing booked in!



Entrance 13'7" x 9'9" (4.16m x 2.98m)

Room 1 11'3" x 21'6" (3.44m x 6.56m)

Kitchen 11'0" x 21'5" (3.36m x 6.54m)

WC 5'10" x 6'2" (1.79m x 1.89m)

Shower Room 6'0" x 3'4" (1.83m x 1.03m)

Outside

There are six car parking spaces available to the front of the property. Access is off Carlton Road.

Additional Information

Freehold with tenants in situ (We have been informed the tenants are paying £650pcm on a 5 year contract until 2028)

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as 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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Property Postcode

For location purposes the postcode of this property is: PE21 8NP.

Viewing Arrangements

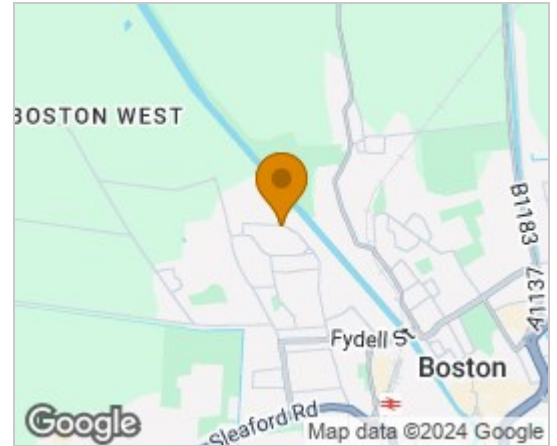
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

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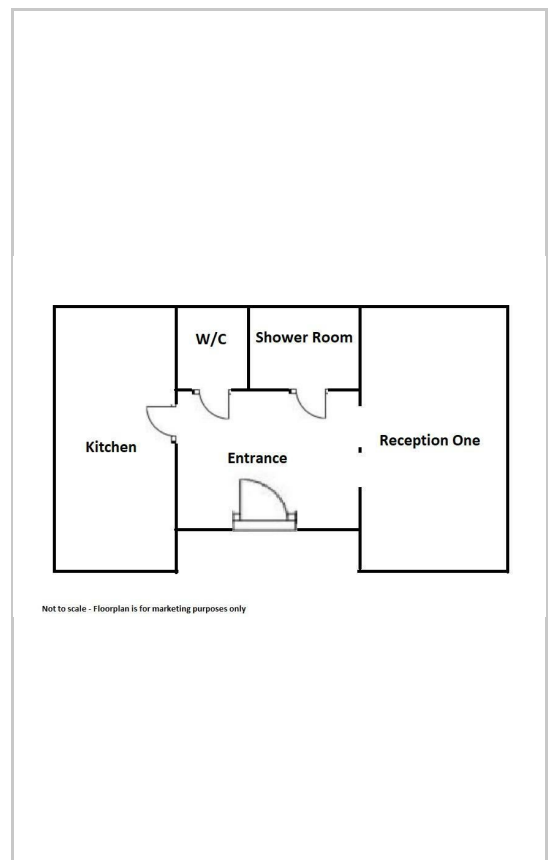
6 New Road, Spalding, Lincolnshire, PE11 1DQ

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Area Map



Floor Plans



Energy Efficiency Graph

