



SITUATION

Located directly opposite one of the main Town Centre Car Parks, but at the end of the shopping position two doors down from a large **Iceland Supermarket** and only a hundred yards from the prime shopping facilities of Wide Bargate and Silver Street. Boston lies on the A16 approx. 30 miles north-west of Peterborough and 30 miles south-east of Lincoln.

PROPERTY

A mid terraced Grade II Listed building erected late 18th Century comprising a **Double Fronted Ground Floor Shop** with separate front access to **Ancillary Accommodation** on the two upper floors.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	30'0"
Internal Width	24'4"
widening at rear to	30'2"
Shop Depth	46'0"
Built Depth	55'0"

First Floor

3 Rooms, Kitchen and WC

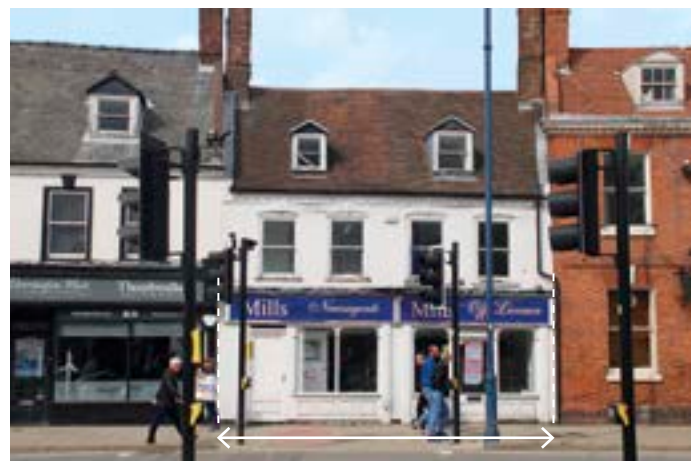
Second Floor

2 Rooms

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: The property was previously let at £22,000 p.a. until 2019.



Note 2: Planning Permission was granted on 15th November 2019 by Boston Borough Council for 'Conversion of ground floor retail unit into two separate units including alterations to the shop front. Conversion of upper floors to a single dwelling (Class C3)' Planning Ref: B/19/0331.

Documents and plans are available from the Auctioneers which include plans to provide one self-contained flat in the upper parts via the existing front access comprising:

- 1st Floor – 2 rooms, utility room, WC and Bathroom/WC**
- 2nd Floor – 2 bedrooms**

Vacant Building with Planning for 2 Shops & 1 Flat

The Surveyors dealing with this property are
John Barnett and Nathan Schindler

Joint Auctioneers

Bruce Mather, 6 Pump Square, Boston PE21 6QW
Tel: 01205 365 032 Ref: James Mather
Email: james@brucemather.co.uk

Vendor's Solicitors

YVA Solicitors
Tel: 020 8445 9898 Ref: Jonathan Bishop
Email: jb@yvasolicitors.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**