



**FREEHOLD FOR SALE WITH THE BENEFIT OF
PLANNING CONSENT FOR RESIDENTIAL
CONVERSION AND A1 & A3 USE**

**18 WIDE BARGATE BOSTON
LINCOLNSHIRE PE21 6AE**



View of the Wide Bargate frontage

LOCATION

Boston is a traditional market town and small port in Lincolnshire, on the east coast of England, some 70 miles north of both Peterborough and 54 miles from Kings Lynn.

The town, which has a population of over 35,000 and with an estimated population of over 65,000 in Boston borough, benefits from tourism and the 'Stump' is a key visitor attraction, amongst others.

The property is located in the heart of Boston town centre in a prominent location opposite Pescod Square Shopping Centre, where Next, Superdrug and Wilkinson are located, amongst others. Nearby on Wide Bargate are Prezzo, along with Oldrids Department Store, Marks & Spencer, W H Smith and New Look fronting nearby Strait Bargate.

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 1989:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **Property Misdescriptions Act 1991:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



PROPERTY

The property comprises a prominent corner property planned on ground, basement and two upper floors, with a frontage to Wide Bargate and a return frontage to Parkway.

The building, which is grade 2 listed and located within Boston Town Conservation Area, is formed essentially of two interconnected parts; the front corner building, which dates from the 1900s, with the rear section dating from the 1930s.

The front corner building previously housed the Post Office on ground floor, which has now relocated, with offices and welfare accommodation on the upper floors. The rear section previously housed a service yard and ancillary storage with offices on the upper floors.



View of return frontage to Parkway showing part front 1900s building and the rear 1930s building.

ACCOMMODATION

The property has the following approximate Gross Internal floor areas and dimensions:

| | | |
|--|---------------------|-------------------|
| Ground Floor front – former Post Office | 4,839 sq ft | 449.6 sq m |
| Ground Floor rear – service yard and storage | 2,558 sq ft | 237.6 sq m |
| First Floor | 5,660 sq ft | 516.5 sq m |
| Second Floor | 2,424 sq ft | 225.2 sq m |
| Basement | 935 sq ft | 86.9 sq m |
| Total Area | 16,386 sq ft | 1,522 sq m |
| Gross Storage to Wide Bargate | 55 ft | 16.76m |
| Gross Frontage to Parkway | 155 ft | 47.24 |
| Site Area | 0.28 acres | 0.11 Hectares |

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



TENURE

Freehold.

There is an agreement relating to three high level windows overlooking the Central Park. This agreement, dated 7th November 1963 is with Boston Borough Council and expires on the 31st December 2062 is at a rent of £1 per annum. We understand the agreement is terminable by either party at six months' notice.

PLANNING

The property benefits from planning permission and listed building consent granted April and May 2013, respectively, for the change of use of the former offices and staff accommodation on the first and second floors to 10 residential units and the rear section of the ground floor to an A3 (restaurant) and A4 (drinking establishment) use. Copies of the planning permission and listed building consent are available.

The former Post Office in the front section of the property remains A1 Retail use.

RATES

We understand that the property is assessed for rates as follows:

Rateable value 2015: £95,000 with the Rates Payable for the current year 2015 / 2016 at £46,835.

Interested parties should make their own enquiries direct with the Rating Department of the Local Authority.

EPC

An EPC has been undertaken and has been rated at 93 in Band D. The FPC Certificate Reference Number is 0130 – 0134 – 4049 – 6724 - 0006.

QUOTING PRICE

On application with the sole agents, contact details below.

VAT

VAT status to be confirmed.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION & VIEWING ARRANGEMENTS

Further information is available, as well as arrangements for viewing, which will be strictly by arrangement and on set dates, through:

Harry Ward – Tel: 020 7338 4364 – Email: harry.ward@bnpparibas.com

BNP Paribas Real Estate
5 Aldermanbury Square
London EC2V 7BP

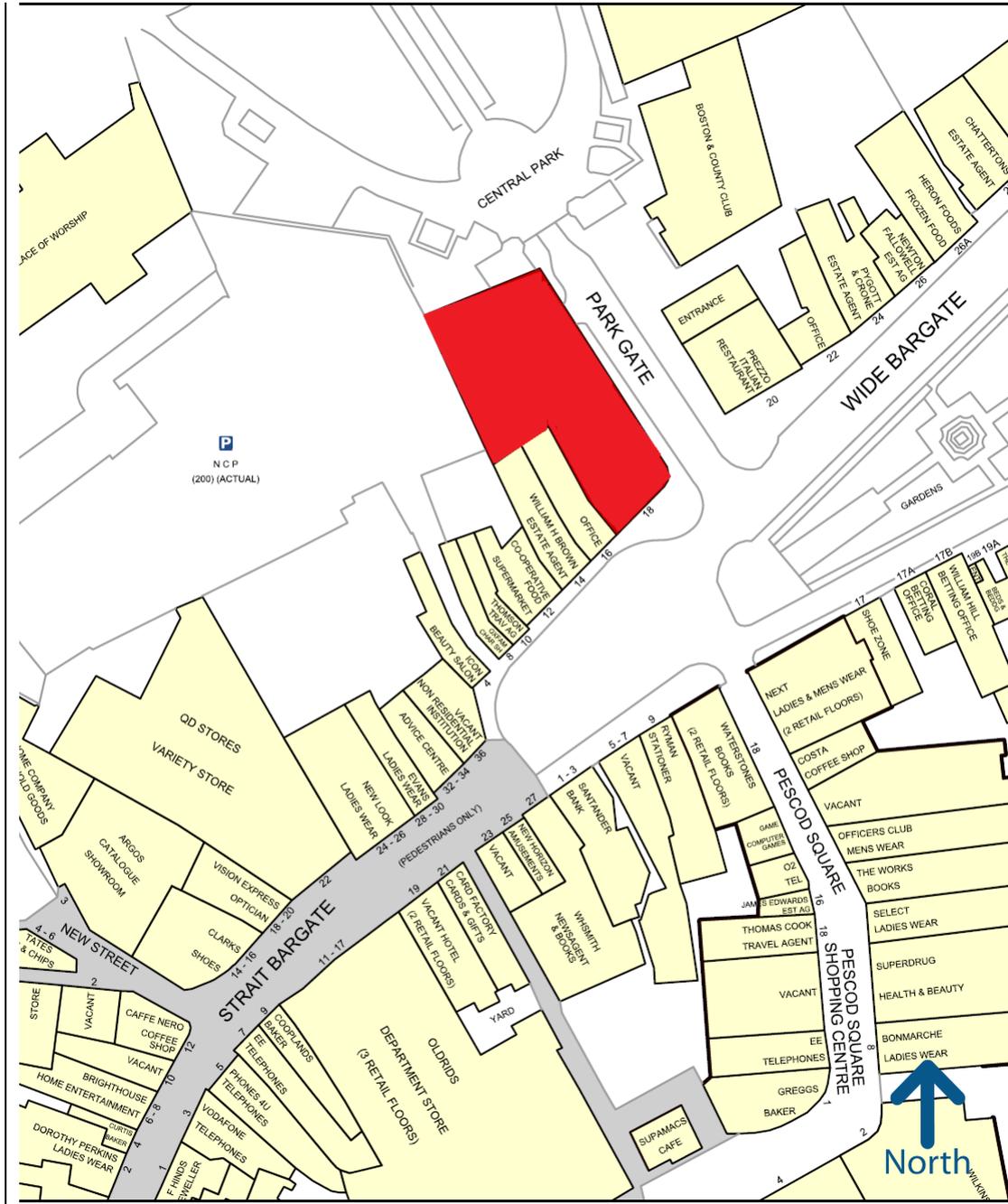
SUBJECT TO CONTRACT

Complied: April 2014

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



**18 WIDE BARGATE BOSTON
LINCOLNSHIRE PE21 6AE**



Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 1989:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **Property Misdescriptions Act 1991:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.