



40 Market Place, Boston, Lincolnshire, PE21 6NH

Pygott & Crone

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- Freehold Premises
- Vacant Possession
- Prominent Location
- A3 Restaurant
- RV £21,500
- 4 Storey
- Grade II Listed
- For Sale
- EPC Ordered

£329,950

Pygott & Crone
24 Wide Bargate
Boston

PE21 6RX

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www.pygott-crone.com

This is a 4 storey Grade II Listed building within Boston town centre being offered for sale with vacant possession. 40 Market Place is situated prominently on the Market Place adjacent to the Town Bridge. The property has been used as a restaurant premises but is thought that it may be suitable for a variety of uses subject to the necessary planning consents being obtained from the local authority. The accommodation briefly comprises Restaurant and Kitchen to the Ground Floor, First Floor Restaurant, Cloakroom Facilities and Scullery, to the Second Floor is a Bathroom and 3 Store Rooms with attic storage space to the Third Floor, a cellar underneath offers further storage space.

Situation

Boston is a thriving market town on the east side of the county of Lincolnshire and has ample local amenities and facilities to include a wide range of both national and local retail outlets, primary and secondary schools, leisure amenities to include swimming pool, bowling alley, cinema, theatre and parks. Regular transport routes are available from the town with bus and rail services. Peterborough station is a 40 minute car journey away where London's Kings Cross can be reached in less than 45 minutes. The town is located some 37 miles south east of Lincoln, 35 miles north of Peterborough and 119 miles north of London.

Directions

Proceed from Pygott & Crone's Wide Bargate Office through the town centre into Market Place. The property can be found on the right hand side adjacent to the town bridge. There is no board at the property.



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

MAIN RESTAURANT
23'11" x 32'2" (7.3m x 9.8m)

CELLAR

KITCHEN
21'8" x 12'6" (6.6m x 3.8m)

FIRST FLOOR

RESTAURANT
23'7" x 29'2" (7.2m x 8.9m)

SCULLERY

LADIES CLOAKROOM

GENTS CLOAKROOM

SECOND FLOOR

BATHROOM
5'7" (1.7) x 5'11" (1.8) plus 4'11" (1.5) x 11'2"
(3.4)

INNER HALLWAY

STORE ROOM 1
14'8" x 15'5" (4.47m x 4.7m)

STORE ROOM 2
15'5" x 9'4" (4.7m x 2.84m)

STORE ROOM 3

AGENTS NOTE

We have been made aware by the vendor that part of the Third Floor overhanging the adjacent property is held by way of a 99 year lease. Full details of this can be made available upon request from the sole selling agents.

RATEABLE VALUE

We are advised from enquiries to the Valuation Office Website that the 2017 rateable value is £25,750.

SERVICES

Pygott and Crone have been made aware that mains water, electric, drainage and gas are connected to the property. The services or installations have not been serviced or tested.

LEGAL FEES

In the usual manner each party will be responsible for their own legal costs incurred within the transaction.

VAT

We understand that there will be no VAT chargeable on the sale price.

LOCAL AUTHORITY

Boston Borough Council
Municipal Buildings
West Street
Boston
Lincolnshire
Tel: 01205 314200

VIEWINGS

Viewing is strictly by appointment only.
Please contact Jasper Caudwell at Pygott & Crone on:
Tel: 01205 359900 Mobile: 07795 358878

