

For Sale

High Profile Development Land Adjacent to  
New Retail Development Extending to  
.77a .31ha

Skirbeck Road | Boston | Lincolnshire | PE21 6JF



Suitable for Medical Use, Student  
Accommodation, Non Food Retail, Retail  
Warehousing, Community Use, Industrial and  
Leisure Subject to Planning

Conditional And Unconditional  
Offers Sought £250,000 + VAT.

**Misrepresentation Act:** The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

**Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

01205 361694  
www.poyntons.com  
sales@poyntons.com



## Location...

Boston is a bustling market town with a population of approximately 56,000 residents located on the South Lincolnshire Fens, approximately 35 miles to the north-west of Peterborough and 110 miles to the north of London.

The site is situated on the south eastern fringe of the commercial centre of the town. Skirbeck Road is one of the main ancillary routes into the center from the east and is a highly visible site. It is also a secondary retail area with other small shops nearby, serving the extensive residential neighbourhood.

Boston College, home to about 8,000 students, is located opposite the site.

The twice weekly historic Boston Markets attract shoppers and tourists to the town.

Boston is predicted to be one of the fastest growing towns in the East Midland Region.

The town is defined as is a sub regional shopping centre with approximately 100,000m<sup>2</sup> of retail shopping floor space. The town has an estimated primary retail catchment area of 77,000 shoppers, when combined with the secondary area this increases to 235,000 shoppers.

## Method of Sale...

Conditional offers and unconditional offers are encouraged for the whole or part along with other expressions of interest.

As part of the purchase, a shared access road in favour of the adjoining southern site may have to be constructed by the purchaser. More details of this arrangement are available on request.

## Tenure...

The property is offered freehold with vacant possession.

## Viewing...

By appointment through the agent.

Poyntons Consultancy

24, 26, 28, South Street,

Boston, Lincolnshire PE21 6HT

Tel 01205 361694 | Fax 01205 760218

email: sales@poyntons.com | poyntons.com



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