

Large Freehold Religious Building Suitable for A Variety of Future Uses Subject to Statutory Consents

St Christopher's Church | Fenside Road | Boston | Lincolnshire | PE21 8HY



Large Church Building on a Site of Just Over One Third of an Acre
Accommodation Extending to 345sqm, 3,710sqft
Large Open Plan Hexagonal Main Hall with 2 Meeting Rooms, Offices and
Ancillary Accommodation, 9 Parking Spaces

For Sale Freehold with Vacant Possession
£245,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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



Location...

The large market town of Boston has a population of approximately 73,000 residents and is located approximately 115 miles to the north of London on the South Lincolnshire Fens.

Boston is 35 miles to the south-east of Lincoln, 40 miles to the west of King’s Lynn and 35 miles to the north-east of Peterborough on the A16 trunk road.

The town has a mainline connection to Grantham and then King’s Cross and Edinburgh thereafter, a large hospital, strong retail offering, good sporting facilities and a number of well regarded schools and a large port.

The property is located in the south-western quadrant of the town to the east of Fenside Road.

Accommodation...

The main entrance porch leads through to a spacious lobby having ancillary accommodation off with WCs.

Office.....2m x 3.7m, 8sqm

Newly Refitted Kitchen.....4m x 3.6m ave, 15sqm Fully fitted including boiler room.

Main Hall Hexagonal.....10.4m, x 10.4m max, 90sqm Having attractive double height space and large font area.

Altar Room.....5.5m x 4m, 22sqm

4 Built In Cupboards.....Totalling 24sqm

Function Room.....5.6m x 4m, 23sqm With demountable partition through to kitchen.

3 Stores.....Totalling 54sqm

School Meeting Room.....7m x 4m, 30sqm

Kitchen.....10.5sqm

Rear Hall.....6sqm

Office.....3m x 2.4m, 7.2sqm

Cloakroom

Meeting Room L shaped.....32..7sqm

Schedule of Accommodation...

St Christopher’s Church, Fenside Road, Boston		
NIA	138m ²	2,560ft ²
Gross Internal Floor Area	345m ²	3,710ft ²
Site Area	0.3 acres	



Outside...

To the front of the property is an enclosed parking area with separate accesses leading to the side where there is a gated play area and seating area

A separate lawned area is located at the rear, to the north of the church.

Tenure...

The property is available for sale freehold with vacant possession.

Viewing...

All viewings are to be made by appointment through the agent.

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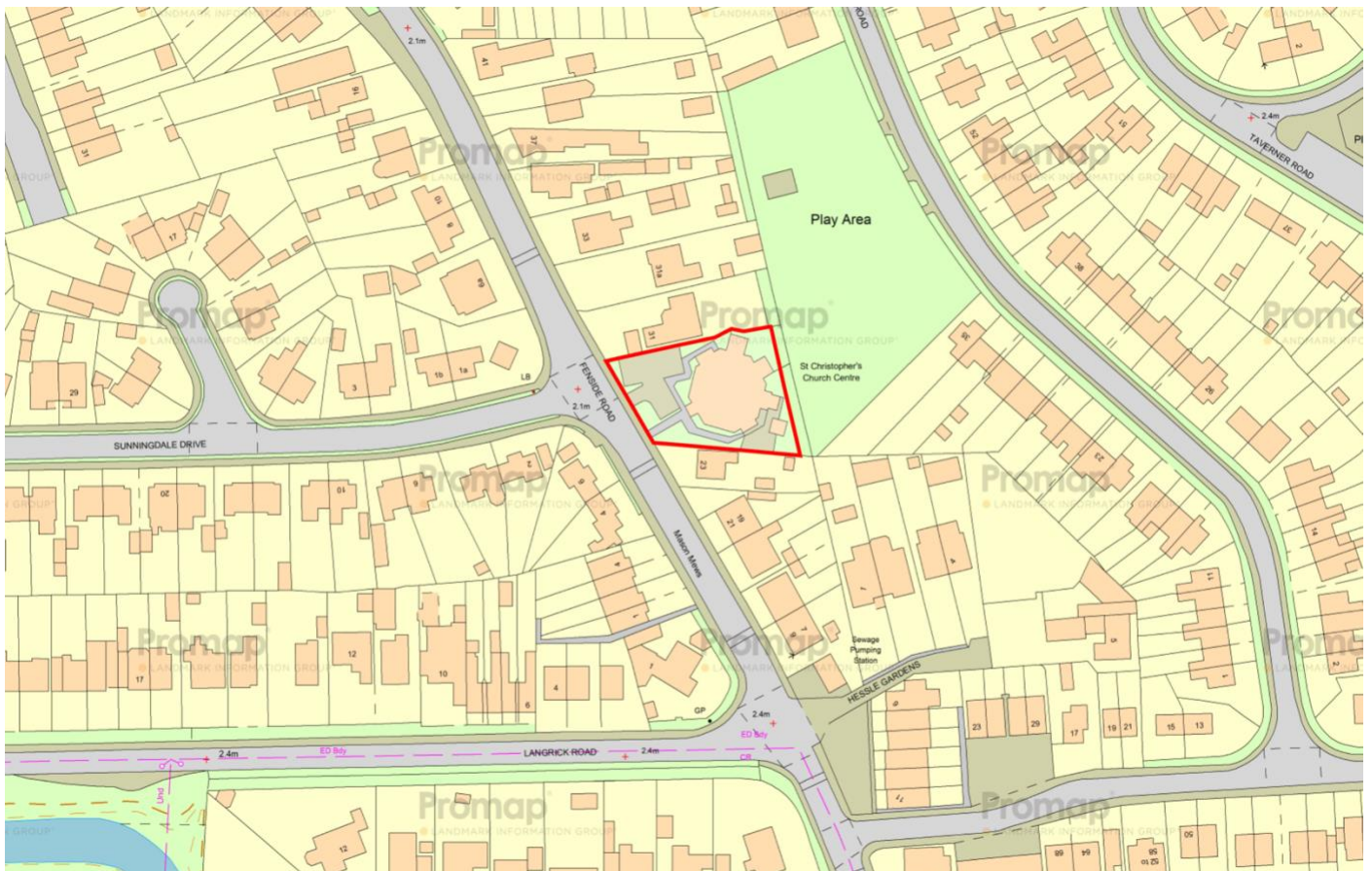




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