

Due to Relocation Village Centre Commercial Opportunity For Sale Freehold Warehouse, Offices and Stores with Residential Flat

40 Station Road | Kirton | Boston | Lincolnshire | PE20 1LD



Large 2 Storey Property For Sale with Modernised First Floor Apartment
Warehouse and Stores Offering 325sqm, 3,495sqft Accommodation
Ground Floor and First Floor Office Accommodation Totalling 75sqm, 800sqft
Residential Development Potential or Suitable for Rural Workshops

For Sale Freehold with Vacant Possession
£340,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The large expanding village of Kirton has a population of over 5,000 residents and is currently subject to a number of major residential developments.

The village has a vibrant centre with a number of well-regarded cafés and public houses and shops, the property being located on Station Road which is a popular residential location with a school, fire station and clinics.

Accommodation...

The property comprises an L-shaped two storey structure of conventional construction.

Hallway

Office No. 1.....3m x 4.2m, 13.1sqm

Office No. 2.....4.2m x 3.5m, 14sqm

Kitchen.....3.4m x 2.6m, 8.9sqm

WC

Stairs lead to the first floor where there is an apartment.

Lobby.....3.2m x 2.4m, 7.7sqm

Lounge.....7.7m x 3.7m, 29sqm

Bedroom No. 1.....4m x 4.7, 18.7sqm

Bedroom No. 2.....2.7m x 2m, 6sqm

Kitchen.....2.4m x 2.8m, 7sqm

Having a full range of modern fitted kitchen units.

Airing Cupboard

Bathroom

Additional Office.....4.5m x 6.4m, 28.6sqm

A vehicular access leads to the side of the property to the rear car parking space where former stables have been used for storage.

Store.....5.2m x 3.5m, 18.7sqm

Store/Office.....5.1m x 3.6m, 18.7sqm

Store.....5.1m x 6.7m, 34.1sqm

Warehouse.....21m x 6.7m, 141sqm

Ceiling height 2.75m.

First floor **Warehouse**.....16.2m x 6.4m, 104sqm



Schedule of Accommodation...

Offices	74.4m ²	800ft ²
Residential Apartment	68.4m ²	736ft ²
Warehouse/Stores	324.6m ²	3,495ft ²
Total	467.7m²	5,030ft²
Site Area		0.2 acres

Tenure...

The property is available freehold with vacant possession.

Outgoings...

The property has a Rateable Value of £6,500. Qualifying businesses may be able to claim relief. The residential apartment is rated at Council Tax Band A.

EPC...

An EPC has been instructed and will be available on request.

Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.
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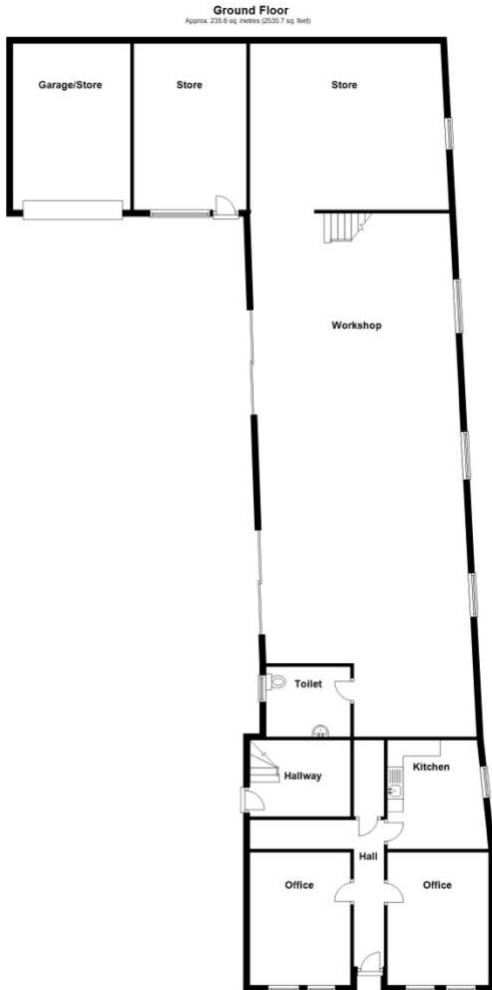
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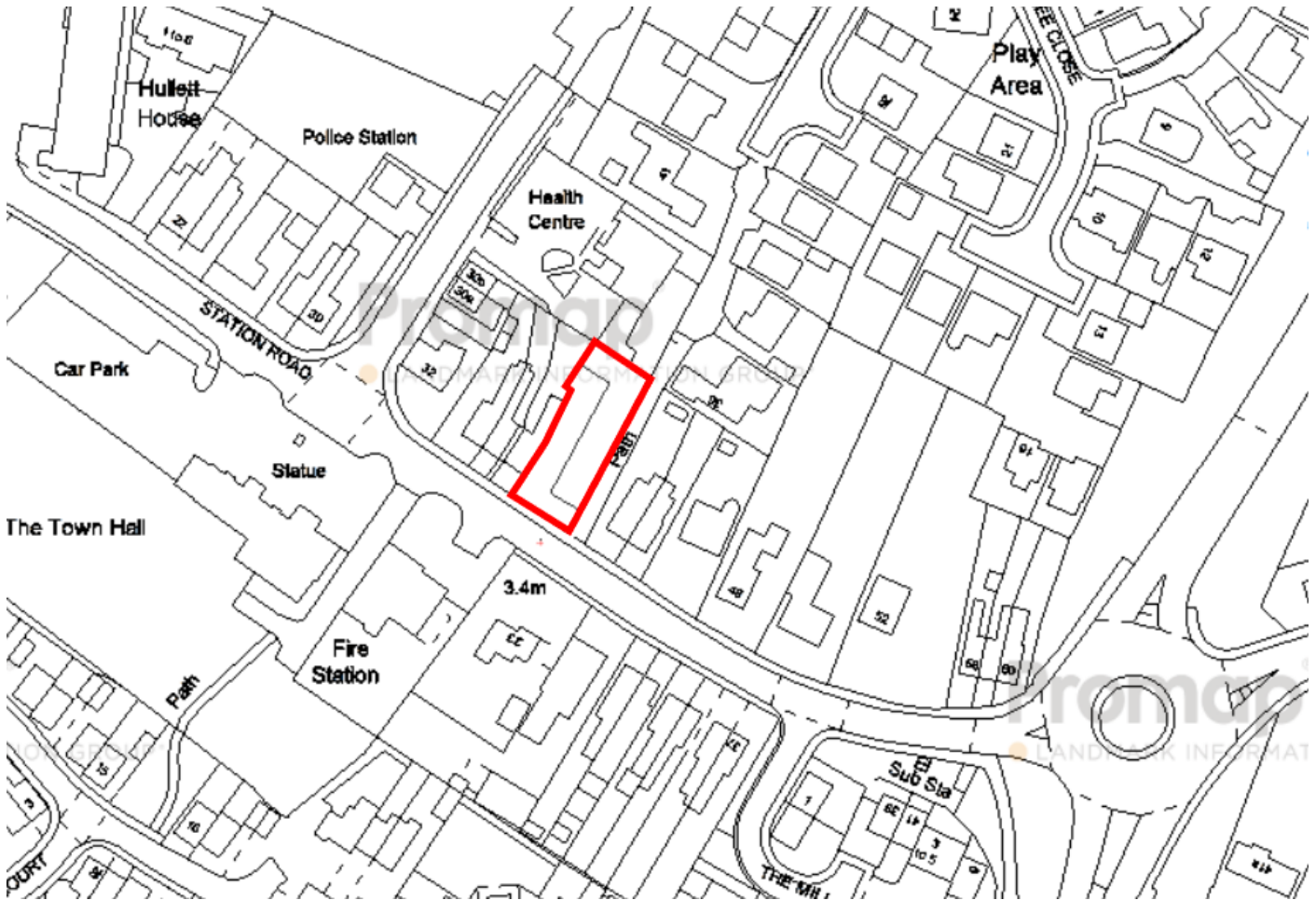
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Total area: approx. 467.7 sq. metres (5034.4 sq. feet)





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