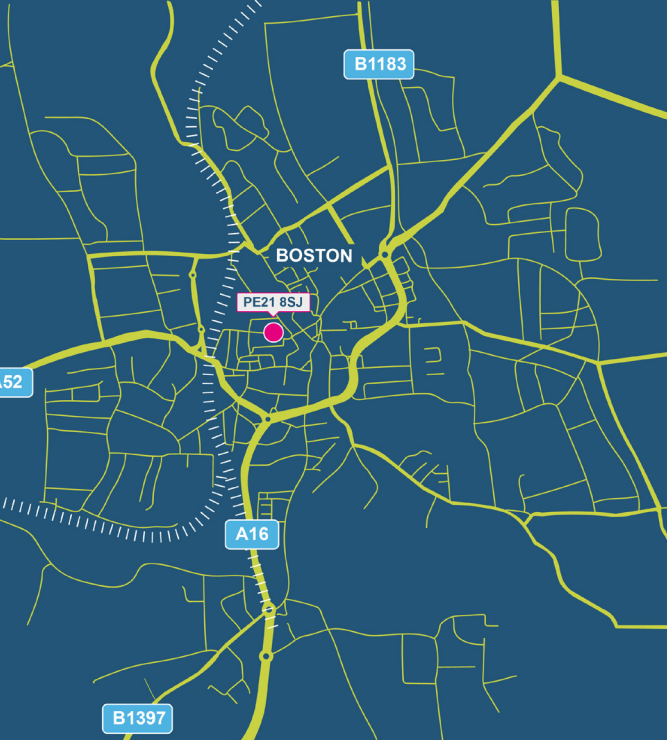




BANKS LONG&Co

RESIDENTIAL CONVERSION OPPORTUNITY,
CROWN BUILDING, LINCOLN LANE, BOSTON,
LINCOLNSHIRE, PE21 8SJ

- Residential conversion opportunity with PDR consent for 18 (1 & 2 bed) units
- Potential for a further 9 units or ground floor commercial
- On site car parking
- Central location close to Market Place/ Bargate/Pescod Square
- Freehold with vacant possession on completion
- **FOR SALE : Guide Price OIEO £500,000**



LOCATION

The property is situated in a central location in Boston close to Market Place, Strait Bargate and the Pescod Square Retail Scheme.

Boston is a growing Lincolnshire Market Town providing the main retail and commercial facilities for both the town residents and the surrounding extensive agricultural based catchment.

The town has a resident population of circa 60,000 and a catchment population of about 68,000.

The town is located about 35 miles south east of Lincoln and 33 miles north east of Peterborough.

PROPERTY

A substantial 3 storey office building with on site car parking.

Consent has been secured through PDR to create 18 flats on the 2 upper floors, with potential for a further 9 flats or some form of commercial development on the ground floor.

The building sits on a site extending in total to 0.22 hectares (0.54 acres).

ACCOMMODATION

The property extends on a Net Internal basis to approximately 1,983.11 sq m (21,346 sq ft), and is laid out over 3 levels.

SERVICES

All mains services are available and connected to the property. These have not been tested so we would encourage interested parties to make their own enquiries with the relevant service providers.

TOWN AND COUNTRY PLANNING

The existing use of the building falls within B1 (Office) use of the Town & Country Order Class 1987 (as amended).

Prior Approval has been secured from Boston Borough Council for the change of use of the first and second floor to C3 (Residential) for 18 units comprising a mix of 1 and 2 bedroom units. This letter of approval is dated 28th March 2018.

Copies of the drawings and letter of consent are available from the Agents or can be downloaded directly off the Boston Borough Planning Portal.

RATES

Charging Authority: Boston Borough Council
Description: Office and Premises
Rateable value: £127,000
UBR: 0.493
Period: 2018-2019

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The property is being **sold Freehold** with vacant possession on completion.

PRICE

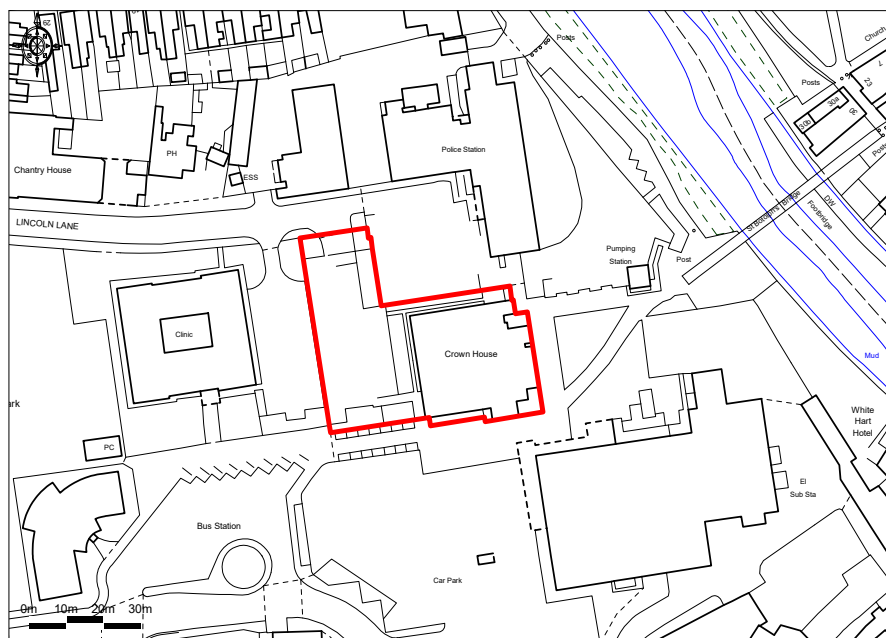
Offers are invited in excess of £500,000

VAT

VAT may be charged in addition to the purchase price at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own costs.



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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

VIEWING: Strictly by appointment only through the sole agents

Contact: James Butcher or Harry Hodgkinson

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Ref. 9463/2018