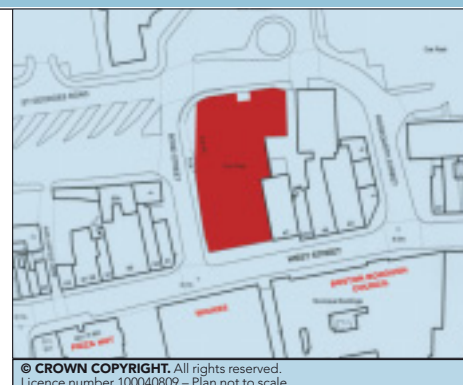


6 WEEK COMPLETION



SITUATION

Occupying a prominent position adjacent to **Boston Bus & Coach Station**, fronting **Boston Health Clinic**, opposite **Boston Borough Council** and **Wickes**. West Street houses a host of multiples including **Pizza Hut**, **Coral**, **Dunelm Hill**, **Blockbuster**, **The Co-Op Food** and **West End Cinema**. Boston lies on the A16 approximately 30 miles north-west of Peterborough and 30 miles south-east of Lincoln.

PROPERTY

A former shopping centre, cinema and nightclub which is currently used as a **Car Park** which can hold up to approx **60 cars** (See Planning) on a **Site of Approx. 14,000 sq ft (0.32 acres)**.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on an annual Licence (in occupation since July 2010) to Industry Investments South Western Ltd at a current rent of **£31,200 per annum** exclusive.

PLANNING

The property was granted planning permission by Boston Borough Council for 'Temporary Car Park Use' in January 2009 for 3 years. The planning has just been extended for a further 3 years

£31,200 per annum

The Surveyors dealing with this property are
NICHOLAS BORD and **STEVEN GROSSMAN**

Note 1: We are informed that the Car Park is operated by a local businessman and turnover is approx. £1,500 per week.

Note 2: There may be future potential to develop the site into a mixed used scheme subject to obtaining the necessary consents.

Note 3: The wall shown on the right hand side in the photo belongs to the property and may be suitable for advertising hoardings to produce additional income, subject to obtaining the necessary consents.

Note 4: The occupier can determine the Licence at any time on one weeks notice.



VENDOR'S SOLICITORS

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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts