



6 WEEK COMPLETION

SITUATION

Located close to the junction with Whitehorse Lane near the main A16 being close to a **Co-Op Pharmacy**, Boston Baptist Church and local businesses all serving the surrounding residential area. Boston lies on the A16 approx 30 miles north-west of Peterborough and 30 miles south-east of Lincoln.

PROPERTY

A mid terrace Grade II Listed building comprising a **Ground Floor Restaurant/Take-Away (see Note)** with further access to the restaurant via an external seating area fronting Whitehorse Lane. In addition, there is separate side access to a **Self-Contained Flat** on the first and second floors.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant/ Take-Away	Internal Width 16'11" Built Depth 86'8" Front Take-Away Area Approx 375 sq ft Rear Dining/Bar Area Approx 565 sq ft 2 WC's				VACANT Note: There may be potential to convert the shop to Residential Use, subject to obtaining the necessary consents.
First and Second Floor Flat	Not inspected – 3 Bedrooms, Lounge, Kitchen, 2 x Bathroom/WC	Individuals	AST	£5,100	



View of rear Dining Area from Whitehorse Lane

VAT is believed not to be payable in respect of this Lot, but bidders are referred to the Special Conditions of Sale which provide that VAT may be payable in certain circumstances.

£5,100 p.a. Plus Vacant Restaurant

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

TOTAL £5,100 Plus Vacant Restaurant

VENDOR'S SOLICITORS
Shakespeares – Tel: 0121 237 3000
Ref: E. Postlethwaite, Esq
Email: edward.postlethwaite@shakespeares.co.uk

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 £500 (including VAT) upon exchange of contracts