

# Lot 44

Vacant Possession

## 11 Market Place & 14 Dolphin Lane, Boston, Lincolnshire PE21 6EH

Substantial Freehold Retail/Development Opportunity



### Key Details

- Prime pedestrianised town centre location
- Substantial property comprising approximately 1,028.45 sq m (11,070 sq ft)
- Return frontage to Dolphin Lane with potential to split building
- Nearby occupiers include Boots the Chemist, KFC, Holland & Barrett, Caffè Nero and Pandora
- Of interest to owner occupiers, developers and investors
- Change of Use potential (subject to planning)
- Low capital value on Guide Price (approximately £15 psf)

### On Behalf of Trustees

#### Location

Miles: 32 miles north of Peterborough  
34 miles south-east of Lincoln  
47 miles east of Nottingham

Roads: A16, A52

Rail: Boston Railway Station

Air: East Midlands Airport

#### Situation

Boston is a port town in the heart of Lincolnshire, approximately 32 miles north of Peterborough and 34 miles south-east of Lincoln. The property is located in the heart of Boston's pedestrianised retail zone, situated on the east side of Market Place in the town's main market square. Nearby occupiers include Boots the Chemist, KFC, Holland & Barrett, Caffè Nero, Pandora, Vision Express, Poundstretcher and Argos.

#### Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first, second and third floors. The property benefits from frontages to both Market Place and Dolphin Lane and the property could be split between Market Place and the smaller Dolphin Lane shop.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Energy Performance Certificate

Available from the legal pack at [acuitus.co.uk](http://acuitus.co.uk).

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Retail/Ancillary	675.06 sq m	(7,266 sq ft)	VACANT
First/Second/Third	Ancillary	353.39 sq m	(3,804 sq ft)	
<b>Total</b>		<b>1,028.45 sq m</b>	<b>(11,070 sq ft)</b>	

NB: Please note that the buyer will pay 2% + VAT of the purchase price towards the Vendor's costs, in addition to the cost of searches - please see Special Conditions of Sale.



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