

A High Profile Town Centre Retail Unit For Sale
Excellent Trading Location for Ground Floor Sales Area
First and Second Floor Accommodation with FULL
Planning Permission for Conversion to Residential

29 Market Place | Boston | Lincolnshire | PE21 6EH



Gross Sales Area 71m², 765ft²

Suitable for A1, A2, A3 Uses Subject to Any Necessary Planning Consents
First and Second Floor Ancillary Accommodation with Full Planning
Permission for Conversion to Two Residential One Bedroomed Apartments

For Sale Freehold With Vacant Possession
Offers Guided at £200,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

Boston is a bustling market town with a range of local amenities located on the South Lincolnshire Fens, approximately 35 miles to the north-west of Peterborough and 110 miles to the north of London.

The property is prominently situated in an established retail parade and main pedestrian area of the Market Place.

Nearby stores include Boots, The Halifax, Norwich and Peterborough, Coral, Savers, The Nationwide and Holland and Barrett.

The twice weekly historic Boston Market attracts shoppers and tourists to the town.

Boston is predicted to be one of the fastest growing towns in the East Midland Region. Current estimates predict the population to be in the region of 60,000 residents.

Boston is a sub-regional shopping centre with approximately 100,000m² of retail shopping floor space. The town has an estimated primary retail catchment area of 77,000 shoppers, when combined with the secondary area this increases to 235,000 shoppers.

Accommodation...

Sales area shop width 3.4m, 11'2 comprising a modern open space with a shop depth of 14.6m, 47'11, having hard wearing wood effect vinyl floor and inset fluorescent lighting.

To the rear of the main retail area is an ancillary storeroom and WC with hand basin and electric heater. This area also provides a fire escape to Craythorne Lane.

A rear staircase gives access to the first floor comprising two offices and a generously proportioned kitchen overlooking the Market Place. A second staircase leads to the second floor with accommodation comprising a bathroom, store room and access to the attic.



Schedule of Accommodation...

Ground Floor

Gross Sales Area.....71m²/765ft²
Store
WC

1st Floor

Office 1.....2.51m x 2.48m
Office 2.....4.5m x 2.41m
Kitchen.....3.42m x 4.35m

2nd Floor

Office 3.....2.91m x 2.83m
Shower Room
Store Room
Attic Store

Planning...

The current use of the ground floor of the property falls within Class A1 (Retail) of the Town and Country Use Classes Order 1987 (as amended). The property would be suitable for alternative uses, subject to planning.

Full Planning Permission Ref B/18/0373 for Change of use from retail to part residential (Class C3)/ part retail (Class A1) on ground floor, and residential on upper floors, forming 2 one bedroom apartments has been received dated 21st December 2018. Full details are available on request.

Freehold Terms...

The property is available freehold with vacant possession.

Outgoings...

The property has a Rateable Value of £19,250.

EPC...

The property has an EPC Rating C68, further details available on request.

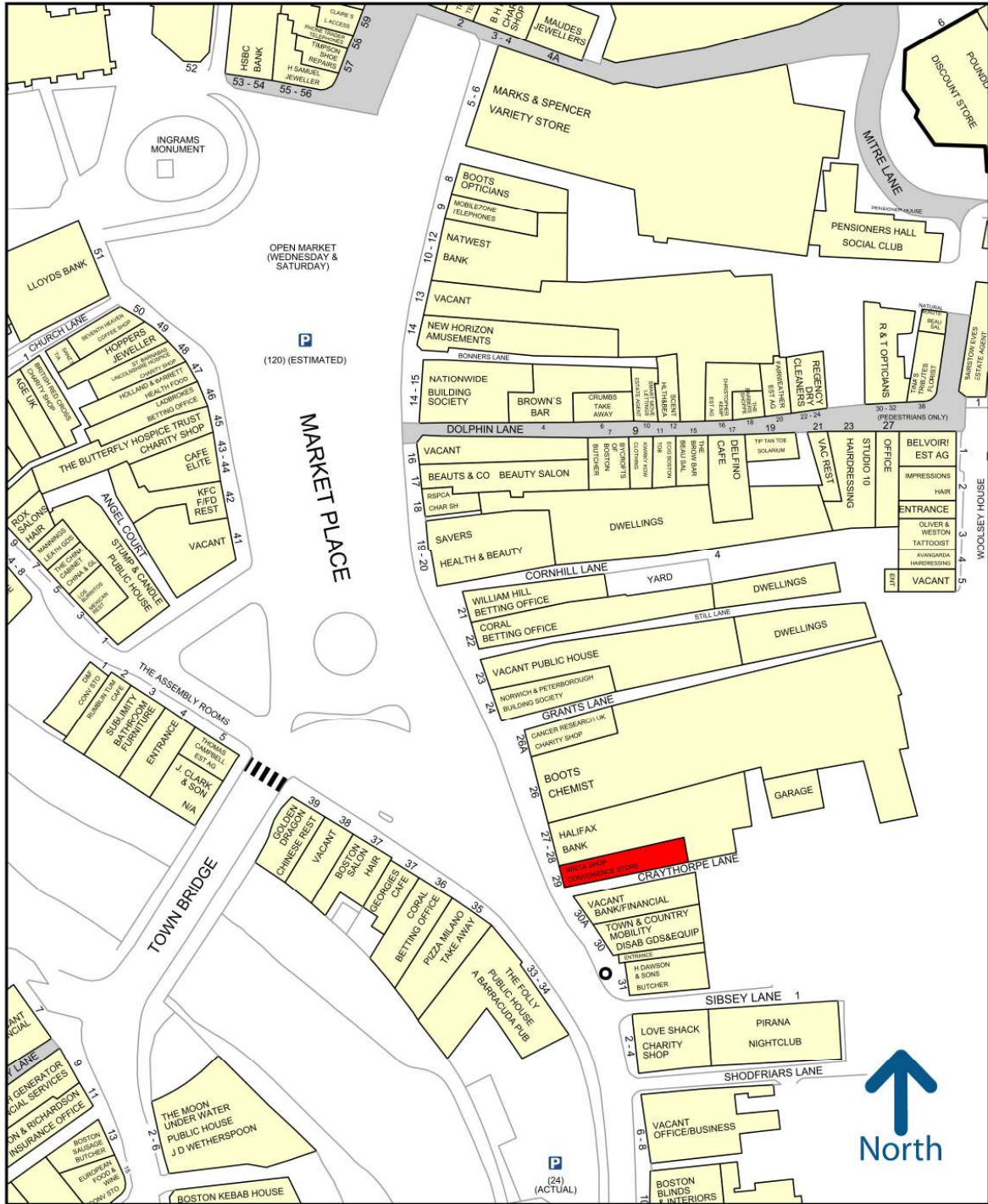
VAT...

Although VAT is not currently applicable to the property, the Landlord reserves the right to charge this at the prevailing rate if applicable.

Viewing...

All viewings to be made through the agent.

Poyntons Consultancy
24, 26, 28, South Street,
Boston, Lincolnshire PE21 6HT
Tel 01205 361694
sales@poyntons.com | poyntons.com



50 metres

Experian Goad Plan Created: 01/05/2018
Created By: Poyntons Consultancy Ltd



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.