

# Town Centre Mixed Commercial Investment For Sale Freehold with the Benefit of the Existing Occupational Leases Grade II Listed Property with Development Potential

15 Pen Street | Boston | Lincolnshire | PE21 6TJ



Gross Internal Floor Area 160.7sqm, 1,730sqft  
Ground Floor Retail Unit Let at £3,600 per annum  
First/Second Floor Maisonette Let at £8,000 per annum  
Parking Spaces Producing an Additional £1,800 per annum  
Total Income £13,400 per annum

For Sale Freehold  
Subject to the Benefit of the Existing Income  
£219,950 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

The bustling market town of Boston is located in the South Lincolnshire Fens, approximately 110 miles to the north of London accessible by road by the A16, A52 trunk roads, A17 and of course a railway station connecting to the main line at Grantham.

The property is located to the south of Wide Bargate, which is one of the main commercial areas of the town containing a large number of retailers and a twice weekly market.

There is a wide availability of nearby parking in Pay and Display Car Parks and by way of yearly rental season tickets.

Boston is predicted to be one of the fastest growing towns in the East Midlands region. Current estimates predict the population to be in the region of 68,000 residents.

Boston is a sub-regional shopping centre, with approximately 100,000ft<sup>2</sup> 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...

An attractive Ground Floor entrance leads to the Retail space comprising

**Sales Area.....5.1m x 4.1m - 20.9m<sup>2</sup>**  
Having a number of display light fittings and Slatwall display panelling.

### Ground Floor Lobby

A separate entrance leads to the first and second floor Apartment.

**Secondary Sales Area.....4.4m x 3.6m - 15.8m<sup>2</sup>**  
Having lighting, storage cupboard, radiator with thermostatic valve and window to side elevation.

**Tailor's Workshop.....4.3m x 4.2m - 18.1m<sup>2</sup>**  
Having lighting, radiator with thermostatic valve and window to side elevation.

### Ground Floor WC

Having high level WC, hand wash basin, radiator, disabled access supports and alarm chord.

**Kitchen.....4.9m x 3.4m - 16.7m<sup>2</sup>**  
Having roll top work surfaces, tiled splashbacks, gas cooker, washing machine, stainless steel sink with drainer and mixer tap, a range of high level and low level units, door and windows to side elevation.

### Stairwell – First Floor Lobby

**Lounge.....4.9m x 4.3m – 21.1m<sup>2</sup>**  
Having central heading radiator, storage cupboard and two windows to front elevation.

**Dining Room.....4.3m x 3.6m – 15.5m<sup>2</sup>**  
Having central heating radiator, window to side elevation and door through to bathroom and kitchen

**Kitchen.....4.9m x 3.4m - 16.7m<sup>2</sup>**  
Having inset spotlights, roll top work surfaces, tiled splashbacks, breakfast bar, oven with 4 ring hob, dish washer, stainless steel sink with drainer and mixer tap, a range of high level and low level units, windows to rear elevation.

**Bathroom .....4.9m x 3.4m - 16.7m<sup>2</sup>**  
Having bath with electric shower over, pedestal hand basin, low level WC, Intergas combi boiler, window to side elevation.

### Stairs to Second Floor

**Bedroom 1.....4.3m x 4.9m – 21.1m<sup>2</sup>**  
Having two windows to front elevation, central heating radiator.

**Bedroom 2.....4.3m x 3.6m – 15.5m<sup>2</sup>**  
Having windows to side elevation, central heating radiator and storage cupboard.

## Outside...

To the rear of the property is a substantial secure, gated parking area with a number of spaces let to local occupiers. Vehicular access is from Pen St.



## Development Potential...

With a number of recent residential developments in the area it is understood that the yard has development potential for a residential scheme, subject to planning permission from the Local Authority. Interested parties are advised to make enquiries with the planning department at Boston Borough Council.

## Outgoings...

The shop has a Rateable Value of £3,550 and therefore may be Business Rate exempt for qualifying small businesses.

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**RICS**

### Tenure...

The ground floor is let to a private tenant operating as a dressmaker, by way of a licence agreement at a passing rent of £3,600 per annum payable monthly.

The upper floors are let on an Assured Shorthold Tenancy at £8,000 per annum to a private tenant. The tenancy agreements are available on request to qualified purchasers.

A number of parking spaces are licenced to private individuals, producing an additional income of £1,800 per annum

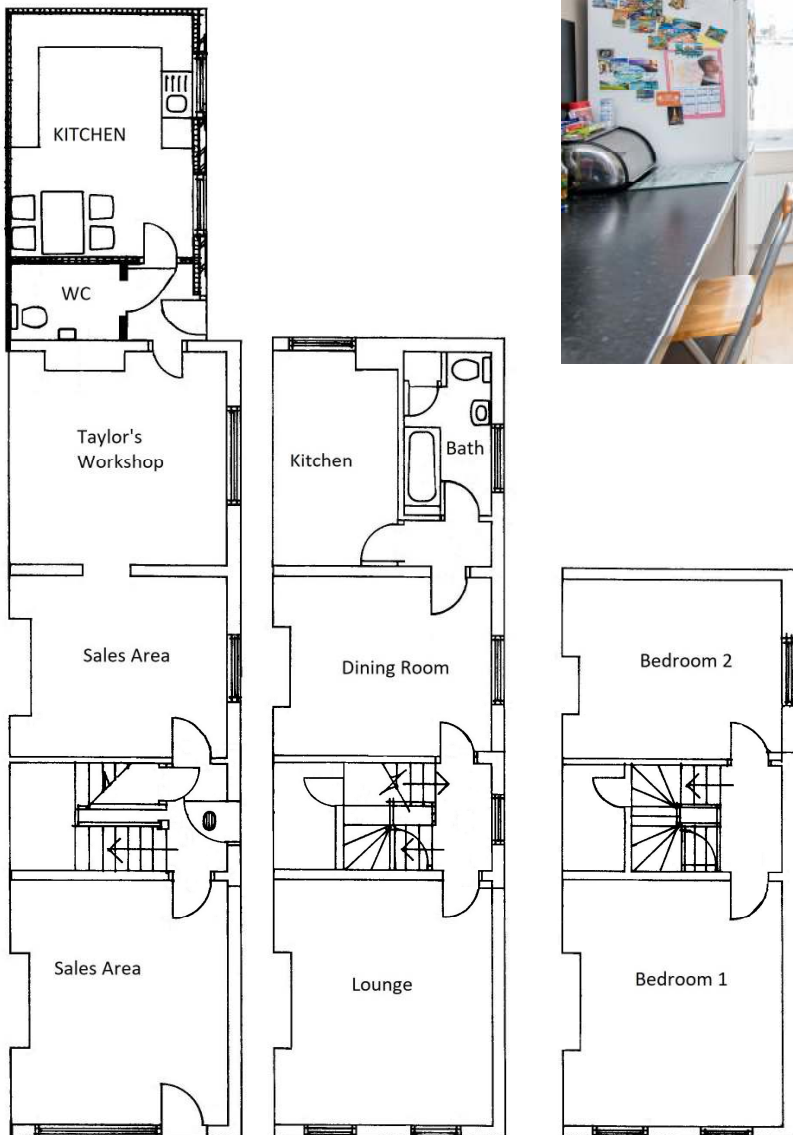
### EPC...

It is understood that the property is EPC exempt. However, a voluntary EPC has shown an Energy Performance Asset Rating G195.

### Viewings...

By appointment through the agent.

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