

Retail Property For Sale with Vacant Possession Located Within Established Retail Parade Available Due to Relocation

8-10 Pen Street | Boston | Lincolnshire | PE21 6TJ



Property Extending to Approximately 3,645sqft, 338sqm of Accommodation
With Ground Floor Sales Area of 2,060sqft, 191sqm and First Floor
Accommodation of 1,130sqft, 105sqm

For Sale Freehold with Vacant Possession
£249,950 plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston is located on the South Lincolnshire Fens approximately 115 miles to the north of London and features a twice weekly market, a strong retail offering, good sports facilities, a large hospital and a busy port.

The town is connected to the main road network by the A16 and A52 trunk roads, and has a main line railway connection to Grantham,

The shop is located on the north side of the road in a mixed use and retail area with car parking availability close by.

Accommodation...

An arcade entrance leads to the ground floor sales area with net internal window frontage of 14.8m.

Ground Floor Sales Area.....14.8m x 9.3m, 138m²

Rear Sales Area.....9m x 5m, 45m² and 3.95m x 2m, 8m²

An attractive staircase leads to the first floor

Open Plan Area.....5 x 7.5m, 38m²

Front Sales Area.....15m x 4.4m, 66m² and 3.3m x 4m, 13m²

Second Floor Storage Area/Office.....8.9m x 5.1m, 46m²

In addition to the main trading areas is ancillary accommodation arranged to provide kitchenette and wcs.

Planning Potential...

Scope to convert the ground floor into three separate retail shops and the first floor to six self contained one and two bedroom apartments - all subject to gaining the relevant planning permission from the Local Authority.

Tenure...

The property is available Freehold with Vacant Possession due to the relocation of Issacs Kitchens.

EPC...

The property has an Energy Performance Asset Rating D83.

Outgoings...

The property has a Rateable Value of £15,000.

Viewing...

Viewing is strictly by appointment through the Agent.

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