

# Town Centre Investment Property For Sale Freehold Comprising Ground Floor Shop and Two Flats

33 Wormgate | Boston | Lincolnshire | PE21 6NR



Gross Internal Floor Area of 140sqm, 1,505sqft (Approx excl Circulation)  
Attractive Ground Floor Shop Producing £100 p/w  
2 x 2-Bedroomed Flats Currently Let on ASTs Each Producing £135p/w  
Total Annual Rental Income of £19,240

For Sale Freehold with the Benefit of Existing Tenancies  
£225,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

Boston is a bustling market town with twice weekly markets and a good range of local amenities including a large hospital, a strong retail offering, sports facilities including two football clubs.

Wormgate is a historic area of town comprising a street scene of historic medieval and later buildings on a single cobbled lane, leading up to Boston Stump, which is the largest Parish Church in England.

The property is located to the east of the road adjoining with return frontage to a pedestrian public walkway. Access to the property is from the main street and also from a side entrance providing access to the flats located on the upper floors.

## Accommodation...

**Ground Floor Shop**.....56sqm/605sqft (approx.)

Being attractively fitted out by the tenant, having

Front Sales Area.....3.9m x 8.6m

Rear Sales Area.....4.0m x 3.3m

Kitchen & WC.....3.5m x 2.6m

A door on Colley St provides access to the flats:

### Flat 33a

Arranged on the first floor, accessed from the communal stairwell, comprising kitchen, living room, two bedrooms, and a wet room.

Living Room.....4.0m x 3.5m

Bedroom 1.....2.5m x 3.3m

Bedroom 2.....2.8m x 3.2m

Kitchen.....2.7m x 1.8m

Having a range of kitchen units, electric oven and hobs with extraction over, space for fridge and washing machine.

Wet room.....2.5m x 2.2m

Having Electric Shower with thermostatic mixer, low level WC, basin, obscured window to side elevation.

### Flat 33b

Arranged on the second floor, accessed from the communal stairwell, comprising kitchen, living room, two bedrooms, and wet room.

Living Room.....4.0m x 3.5m

Bedroom 1.....2.5m x 3.3m

Bedroom 2.....2.8m x 3.2m

Kitchen.....2.7m x 1.8m

Having a range of kitchen units, electric oven and hobs with extraction over, space for fridge and washing machine.

Wet room.....2.5m x 2.2m

Having Electric Shower with thermostatic mixer, low level WC, basin, obscured window to side elevation.

## Tenure...

The property is to be sold Freehold with the benefit of the existing tenancies. The ground floor shop benefits from a 5-year lease dated 01/04/2022.

## Tenancy Schedule...

33 Wormgate	Private Tenant	£5,200 pa	5-Year Lease dated 01/04/22
33a Wormgate	Private Tenant	£7,020 pa	Assured Shorthold Tenancy
33b Wormgate	Private Tenant	£7,020 pa	Assured Shorthold Tenancy
Total Passing Rent			£19,240 pa

## Outgoings...

33 Wormgate has a Rateable Value of £5,400.

33a is listed at Council Tax Band A.

33b is listed at Council Tax Band A.

## EPC...

The Shop has an Energy Performance Asset Rating D93.

Flat 33a has an Energy Performance Asset Rating D55.

Flat 33b has an Energy Performance Asset Rating D56.

## Viewing...

All viewings are to be made by appointment through the agent.

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