

Town Centre Freehold Public House with Riverside Garden For Sale

The Britannia Inn | 4, 6 and 8 Church Street | Boston | Lincolnshire | PE21 6NW



DRAFT IMAGES

Large Town Centre Freehold Public House Extending to 199sqm, 2,140sqft
Grade II Listed Property with Full Planning Consent for Conversion into 3
Apartments

Potential for Continued Operation as Public House or Part Conversion

For Sale Freehold with Vacant Possession
£175,000 plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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



Location...

The historic market town of Boston has a population of approximately 73,000 residents and a long history going back to before medieval times.

Church Street is one of the oldest streets in the town extending south from the Scheduled Ancient Monument, The Boston Stump alongside the River Haven.

The property is set in a cobbled street with shops extending up to the Town Bridge on the east side from the street to the river.

Description...

Originally comprising a terrace of 3 properties, the building is now arranged to provide a ground floor public house with Manager's Accommodation over.

A corner doorway leads through to the **Bar Area**...8m x 8m Having fireplace and fitted furniture.

Beyond this is the **Games Room**.....5m x 6m and **Snug**.....5m x 4m

To the rear of the main bar area is a staircase leading to the first and second floors.

At the back of the property are 3 store rooms, one forming the **Beer Cellar**.....4m x 3m

The **Manager's Accommodation** is located on the first floor.

Living Room.....6m x 4m

Bedroom 1.....4m x 3m

Bedroom 2.....3m x 4m

Family Bathroom

Stairs to the second floor.

Kitchen overlooking the river.....3m x 3m

Having a range of fitted kitchen units.

Bedroom No. 3.....3m x 4m

Outside...

A gated access leads to the rear where there is a beer garden overlooking the river with seating for over 20 customers.

Schedule of Accommodation Existing....

Bar Area	65m ²	700ft ²
Ancillary Accommodation	14m ²	150ft ²
Snug Area	30m ²	325ft ²
First and Second Floor	91m ²	780ft ²
Total	199m ²	2,140ft ²

Planning...

Planning Consent and Listed Building Consent Ref: B/24/0335 dated 11th March 2025 has been granted for the conversion of the property into 4 apartments. Approved plans show a ground floor 2 bedroomed apartment, a ground floor 1 bedroomed apartment, first floor/second floor maisonette.

Schedule of Accommodation Proposed....

Apartment No. 1	79m ²	850ft ²
Apartment No. 2	30m ²	325ft ²
Apartment No. 3	61m ²	655ft ²

Tenure....

The property is available freehold with vacant possession and free of tie.

Outgoings...

The property has a Rateable Value of £14,750. Full details are available on the VOA website.

EPC...

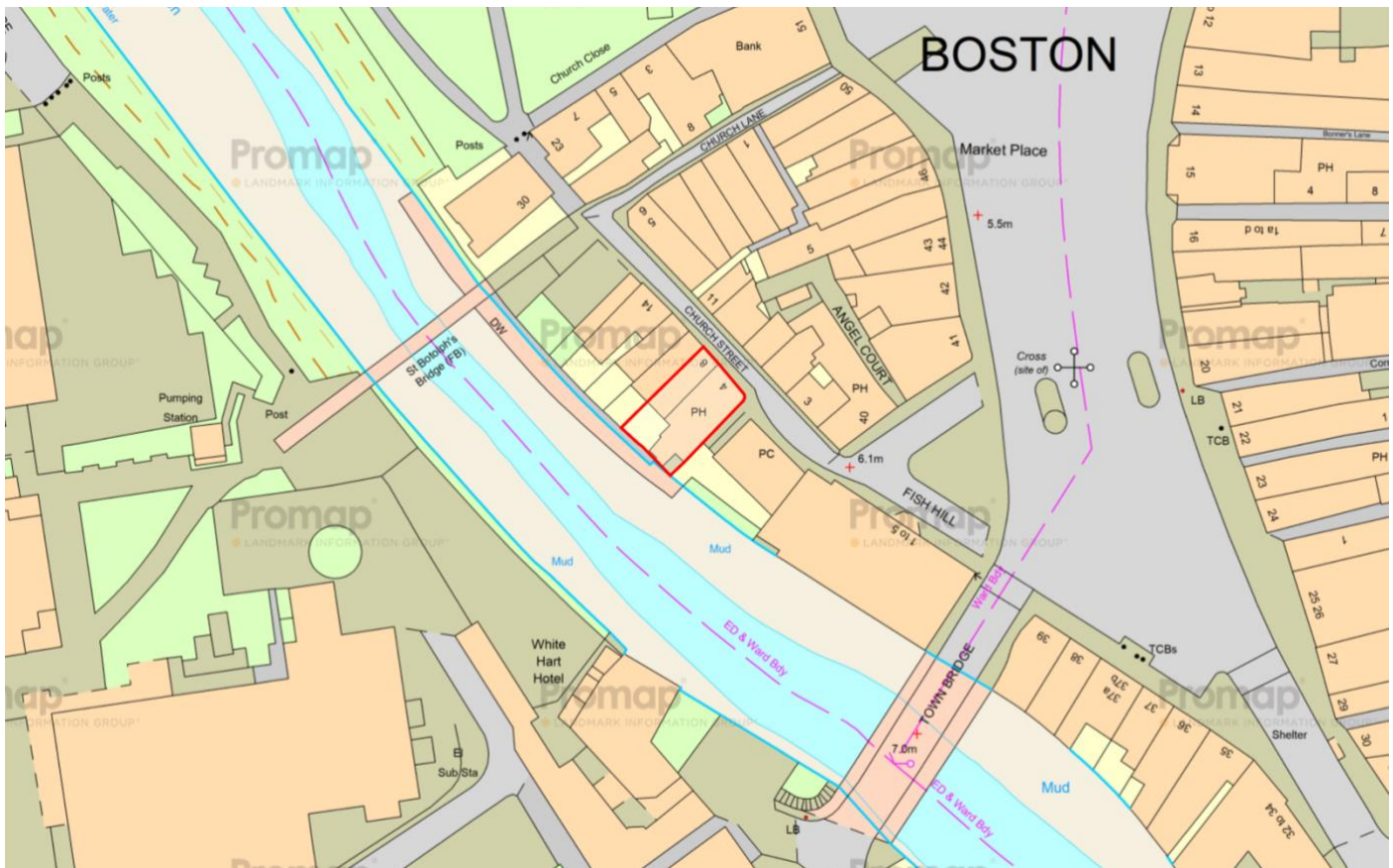
The property has an Energy Performance Asset Rating C61. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.
sales@poyntons.com | poyntons.com







Misrepresentation Act: The particulars in this brochure have been produced in good faith, and are set out as a general guide and do not constitute 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.

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694

www.poyntons.com

sales@poyntons.com



RICS