

# Refurbished Grade II Listed Town Centre Property For Sale Freehold with Vacant Possession Extending to 424sqm, 4,450sqft GIFA

7 High Street | Boston | Lincolnshire | PE21 8SH



Grade II Listed Building Suitable for Alternative Uses such as Café, Restaurant, Offices, Retail and Others Subject to Planning  
Open Plan Ground Floor Extending to 176sqm, 1,900sqft  
Air Conditioning

Available For Sale Freehold with Vacant Possession  
£399,950 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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### Location...

The bustling market town of Boston is located approximately 115 miles to the north of London and has a population in excess of 68,000 residents with a secondary retail catchment of around 238,000 customers and has a strong regional history and associations with the Hanseatic League and offers a range of well regarded schools, large hospital, active port and twice weekly market dating back to the reign of Henry VIII.

The property is prominently situated in an established retail parade and main pedestrian route connecting West Street to the Market Place at the foot of the Town Bridge, having high vehicular flow.

Nearby properties include a hotel, public houses and retail premises including Boots, The Halifax, Norwich and Peterborough, Coral, Savers, The Nationwide and KFC.

### Accommodation...

Net Internal Width High Street.....11.5m, 38ft  
Net Internal Depth Emery Lane.....19m, 62ft

#### Ground Floor

Reception Office.....36ft x 14ft, 512sqft  
Rear Open Plan Office.....37ft x 30ft ave, 1,150sqft  
Corner Manager's Office.....11ft x 8.5ft, 100sqft  
Rear Storage Area/Strong Room.....17ft x 8ft, 140sqft  
The ground floor is finished with new re-decoration and carpet tiles. There are air conditioning units, lighting and cabling systems.

#### First Floor

2 Staircases and an external fire escape give access to the upper floors.

Front Office 1.....7.1m x 4.1m, 23ft4 x 13ft5  
Front Office 2.....4.3m x 4.1m, 14ft1 x 13ft5  
Box Room.....2.4m x 2.2m, 7ft10 x 7ft3  
Post Room.....4.1m x 1.8m, 13ft5 x 5ft11  
Rear Office 1.....5.5m x 4.1m, 18ft1 x 13ft5  
Kitchenette.....1.8m x 1.3m, 5ft11 x 4ft3  
Rear Office 2.....3.5m x 1.7m, 11ft6 x 5ft7  
Rear Office 3.....3.5m x 4.1m, 11ft6 x 13ft5  
Gents and ladies WC

#### Second Floor

Modern Kitchen.....3.3m x 2.2m, 10ft10 x 7ft3  
Office 1.....4.3m x 4.5m, 14ft1 x 14ft9  
Office 2.....3.1m x 2.5m, 10ft2 x 8ft2  
Office 3.....4.2m x 4.1m, 13ft9 x 13ft5

#### Upper Floor

Attic Storage (Not Measured)

### Tenure...

The property is available Freehold with Vacant Possession.

### Outgoings...

The property has 2 hereditaments listed with the Valuations Office with the Rateable Value totalling £33,700.

### Viewing...

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

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