

# Substantial Historic Town Centre Property For Sale with Leaseback and Development Potential

23-25 Pen Street | Boston | Lincolnshire | PE21 6TJ



3 Storey Grade II Listed Practice Extends to Provide 460sqm, 4,950sqft  
Accommodation with Parking at the Rear  
Rear Parking has Lapsed Planning Consent for 3 Town Houses  
Available with the Offer of a Leaseback at £25,000 per annum for the Main  
Property

For Sale Freehold with Vacant Possession  
£380,000 Subject to Contract, Available as Single or Joint Lots  
£275,000 for 23-25 Pen Street, £105,000 for Rear Development Land

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
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## Location...

The historic market town of Boston has a population of approximately 73,000 residents and is located 115 miles to the north of London on the South Lincolnshire Fens.

The town has a strong retail offering, well regarded sporting facilities, well regarded schools and has seen a rapid expansion in population growth in the last 20 years.

The property is located close to the town centre just to the north of the dual carriageway, John Adams Way on Pen Street. To the north of the property is parking in the Market Place, the main retail areas of Wide Bargate and Strait Bargate.

## Accommodation...

23-25 Pen Street is a Grade II listed three storey Victorian property currently used as a dental practice.

On the ground floor are located 4 consulting rooms.

**Consulting Room**.....4.5m x 4.4m, 19.9sqm

**Consulting Room**.....3.5m x 4m, 14.2sqm

**Rear Laboratory**.....8.5m x 3.1m, 26.4sqm

**Consulting Room**.....4.5m x 4.4m, 19.8sqm

**Consulting Room**.....4.7m x 3.6m, 16.9sqm

Interior Hallways

**Rear Reception**.....7m x 3.2m, 23sqm

WCs

2 Staircases lead to the first floor where there are a further 4 consulting rooms.

**Consulting Room**.....4.3m x 4.5m, 19.4sqm

**Consulting Room**.....3.6m x 5.1m, 15sqm

**Waiting Area**.....7m x 3.2m, 23sqm

**Break-Out Area**.....3m x 7m, 21sqm

**Offices**

**Consulting Room**.....3m x 4.5m, 13.5sqm

Partitioned Cupboard.

On the second floor are arranged **2 Manager's Apartments** which are not available for inspection but are understood to each comprise a living room, kitchen and bedroom with bathroom.

## Outside...

To the rear of the property is an enclosed courtyard, beyond which is the parking area having lapsed planning consent for housing.



## Tenure....

23-25 Pen Street is available separately at £275,000.

The property is available freehold with vacant possession or freehold with the offer of a full repairing and insuring lease at £25,000 per annum from the owner of the main building.

The plot of land to the rear is available separately at £105,000 freehold with vacant possession.

All enquiries are welcomed.

## Planning...

The rear yard has lapsed planning consent dated 31 May 2019 for 3 townhouses. It is estimated each house has a Gross Internal Floor Area of 80sqm, 860sqft and has 2 bedrooms.

## Outgoings...

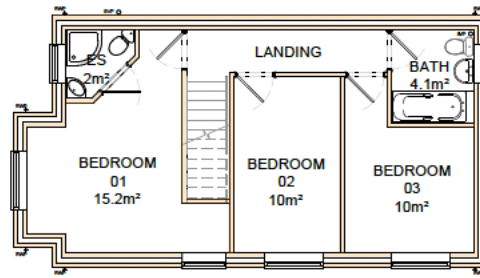
The property has a Rateable Value of £18,000.

## Viewing...

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

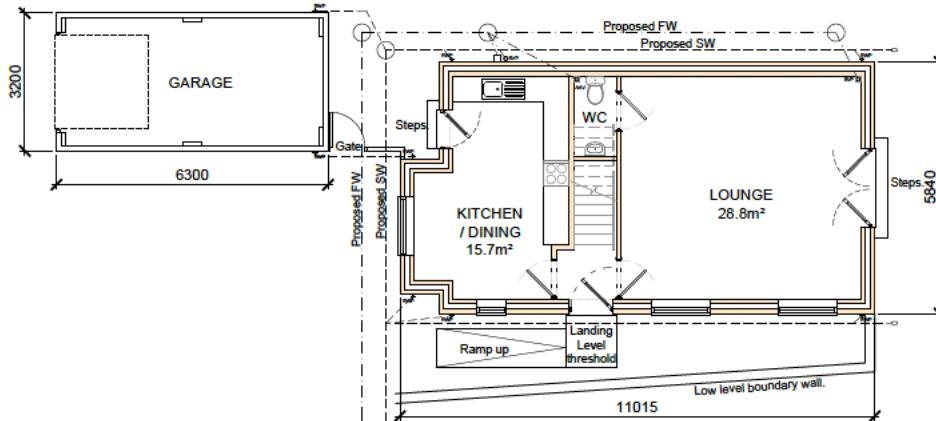


SCALE 1:100



FIRST FLOOR LAYOUT

SCALE 1:100



Proposed FW and SW drainage to connect in to existing combined drainage system in road. Drainage here shown indicatively and to be designed by specialist. Connection location and type to be agreed.

GROUND FLOOR LAYOUT

GROSS INTERNAL AREA - 102m²

SCALE 1:100



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