

Historic Retail Premises For Sale Freehold with Vacant Possession

1 Spain Lane and 20-22 South Street | Boston | Lincolnshire | PE21 6HT



Originally 3 Buildings Constructed on the Foundations of a Friary, Grade II Listed
Former Retail Sales Ground Floor and Ancillary Accommodation on the First Floor
With Cellar and Attic Rooms Offered as a Project
Sales Area Extending to 116.4sqm, 1,250sqft, GIFA 284sqm, 3,165sqft
Separate Access to Large Rear Yard

For Sale Freehold with Vacant Possession
£200,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston has a population of approximately 73,000 residents, strong retail offering good sporting facilities and a number of well regarded schools.

Boston is located on the South Lincolnshire Fens approximately 110 miles to the north of London, 35 miles to the north north-west of Peterborough, 35 miles to the south-east of Lincoln and 40 miles to the west of King's Lynn.

The port town is well known for its twice weekly market, large hospital.

The property is located in the cultural quarter of the town close to Blackfriars Art Theatre, the Sam Newsom Music Centre to the south of the market place.

The building is located on the east side of the road with a return frontage to Spain Lane.

Description...

It is believed that the property was constructed as 3 separate commercial properties on the foundations of a Dominican Friary.

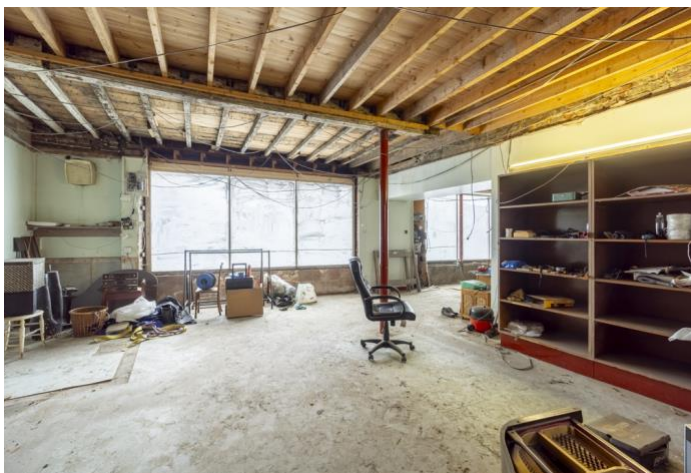
Prior uses of the building include part of it being used as a tavern, another part used as a tobacconist and sweet shop, an outbuilding at the rear used to boil sugar.

It is reported that the cellar rooms and the attic rooms were used as a house of ill repute. The building contains a large panelled office used by a retired admiral from the Napoleonic Wars.

A range of tunnels can be found running towards the tidal river and towards the Guildhall.

The building has been stripped back internally to reveal wall finishes, some of which are in excess of 500 years old.

In addition, is a secret room believed to have been some form of cell or safe room.



Accommodation...

Sales Area No. 1.....7m x 4.6m, 33sqm
Through to **Sales Area No. 2**.....11m x 5m, 56sqm
Staircase Lobby.....5m x 2m, 10sqm
Sales Area No. 3.....4m x 3m, 13.2sqm
Kitchen/Cleaning Area/WC
Side passage to Spain Lane leading to the rear yard.

First Floor Lobby

Former Sales Area Office.....7m x 4.4m, 31sqm
Sales Area No. 2.....10.5m x 6.3m, 66sqm
Former Sales Area.....4.5m x 4.2m, 19.5sqm
Off the 3rd sales room is a
WC/Bathroom Area.....3m x 2.1m, 6.3sqm

A hallway leads to a room located between an exterior wall and a staircase believed to be some form of holding cell.

Stairs lead to the attic rooms which have not been inspected or used for many years.

Stairs also lead to the cellar where there is cellar storage space and what is believed to be the entrance to tunnels.

Outside...

To the rear of the property is a gravelled storage area leading to the rear of 26-28 South Street.

Brick Store.....5.6m x 3m, 16.8sqm
Formerly used as sweet boiling room.

Tenure...

The property is available for sale freehold with vacant possession.



Outgoings...

The property has a Rateable Value of £11,250, therefore qualifying businesses may be eligible for full rates relief.

Viewing...

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