

Town Centre Mixed Use Property Available To Let Comprising Ground Floor Shop and Maisonette Flat

17 Bridge Street | Boston | Lincolnshire | PE21 8QF



Superbly Located Ground Floor Retail Unit, with 2 Bedroomed Maisonette Over
Providing Over 400sqft of Sales Area

Available To Let Leasehold Immediately
£1,250 Per Calendar Month Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The historic market town of Boston is located on the South Lincolnshire Fens, approximately 115 miles to the north of London, 35 miles to the south east of Lincoln and 50 miles to the east of Nottingham.

The town has a rich trading history, a large hospital, a port, twice weekly market and a population of approximately 68,000 residents.

The property is located in the Town Centre on Bridge Street, one of the main vehicular conduits leading to the Market Place.

The property is located in a mixed-use area with neighbouring properties including a public house, hotel, leisure use, restaurants and takeaway outlets, other retail and residential accommodation to upper floors.

Accommodation...

Ground Floor Shop.....43sqm/465sqft (approx.)

Being attractively fitted out by the tenant, having parquet effect laminate flooring and LED lighting, a WC/Washroom, rear access to Hatter's Lane and a staircase to the first floor

Maisonette Flat

Arranged on the first and second floors comprising kitchen, living room, dining room two bedrooms, and bathroom. The staircase leads to the first floor giving access to the

Living Room.....4.2m x 4.1m

Kitchen Dining Room.....5.8m x 3.7m

Having a fully fitted modern kitchen with integrated appliances.

Stairs lead to the second floor:

Bedroom 1.....4.2m x 3.8m

Having window overlooking Bridge St

Family Bathroom.....2.5m x 2.4m

Having Bath, Shower thermostatic mixer, low level WC, basin, obscured window to rear elevation.

Bedroom 2.....3.7m x 3.1m

Having window to rear elevation.

Tenure...

The property is available by way of a new full repairing and insuring lease.

The tenant will be expected to contribute £750 towards the landlord's reasonable legal fees.

A deposit will be held the equivalent of a quarter of a year's rent to the landlord and rent paid will be paid monthly in advance and be subject to VAT if applicable.

Outgoings...

17 Bridge Street has a Rateable Value of £6,000 from April 2026, Local Authority Reference 00500880017009. Qualifying businesses may be eligible for Full Business Rates Relief.

EPC...

The property has an Energy Performance Asset Rating of 76. Full details are available on request.

Viewing...

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

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