

# Substantial Commercial Premises Located on Approximately 0.15 Acre with Secure Yard, Shop and Flat with Development Potential

8-9 London Road | Boston | Lincolnshire | PE21 8AG



Comprising a Former Retail Unit Extending to Around 49sqm, 530sqft with Ancillary Storage Areas Outbuildings, Total Accommodation Extends to 4,877sqft Potential for a Ground Floor Apartment, 2 First Floor Apartments, Workshops and Secure Yard

For Sale Freehold with Vacant Possession  
£250,000 Subject to Contract, No Onward Chain

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

The bustling market town of Boston has a population of over 68,000 residents and is located on the South Lincolnshire Fens approximately 115 miles to the north of London.

Peterborough is approximately 35 miles to the south-west, Nottingham 50 miles to the west and King's Lynn 35 miles to the east.

The county town of Lincoln is approximately 35 miles to the north-west.

The town is served by the A52, A16 and A17 trunk roads and has a railway connection to Grantham, where the main line can be caught to King's Cross which is 45 minutes to the south.

The property is located to the south of the town centre, next to the tidal River Haven, in an area of former dockside and commercial activities, known as Doughty Quay.

## Description...

### Retail Unit

Double fronted with Net Internal Window Frontage 4.4m  
Gross Sales Area.....49sqm, 530sqft  
**Ancillary Storage**.....8sqm, 85sqft  
**Rear and Ancillary Storage Area**.....65sqm, 700sqft  
**Kitchenette**.....2.3m x 1.6m, 3.9sqm, 42sqft  
**WC**.....14.8sqm, 160sqft  
Having low level WC.

To the side of the shop is a ground floor area previously used for residential accommodation.

**Front Room**.....4.6m x 4.8m, 22.2sqm, 240sqft  
**Middle Room**.....4.8m x 3.4m, 16.6sqm, 178sqft  
**Kitchen**.....3.2m x 2.4m, 8sqm, 85sqft  
**Store Room**.....1.8m x 1.5m, 2.8sqm, 30sqft

Stairs lead to the first floor apartment.

**Lounge**.....5.3m x 3.8m, 28.3sqm, 305sqft  
**Shower Room**.....2.7m x 2m, 5.5sqm, 60sqft  
**Bathroom**.....2.7m x 1.5m, 4sqft, 43sqft  
**Bedroom 1**.....5m x 4.6m, 23.4sqm, 252sqft  
**Bedroom 2**.....3.4m x 3.1m, 10.6sqm, 114sqft  
**Bedroom 3**.....5m x 2.9m, 14.5sqm, 156sqft

The first floor has the potential to be divided into 2 apartments.

## Schedule of Accommodation...

|                 | Gross Internal Floor Area |           |
|-----------------|---------------------------|-----------|
| Front Building  | 345sqm                    | 3,715sqft |
| Outbuilding 1   | 55sqm                     | 592sqft   |
| Outbuilding 2   | 53sqm                     | 570sqft   |
| Total Buildings | 445sqm                    | 4,877sqft |
| Site Area       | 560sqm                    | 6,030sqft |

## Outside...

A gated access leads to the yard to the rear of which are a pair of outbuildings.

**Outbuilding 1**.....8.1m x 6.8m, 55sqm, 592sqft

**Outbuilding 2**.....11.1m x 4.7m, 53sqm, 570sqft

### Workshop

### 2 Storerooms

### Additional Accommodation

## Tenure...

The property is to be sold Freehold with vacant possession.

## Outgoings...

The property has a Rateable Value of £10,000.

## EPC...

The commercial areas have an EPC Rating E118. The residential accommodation has an Energy Performance Asset Rating D58. Full details are available on request.

## Viewing...

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

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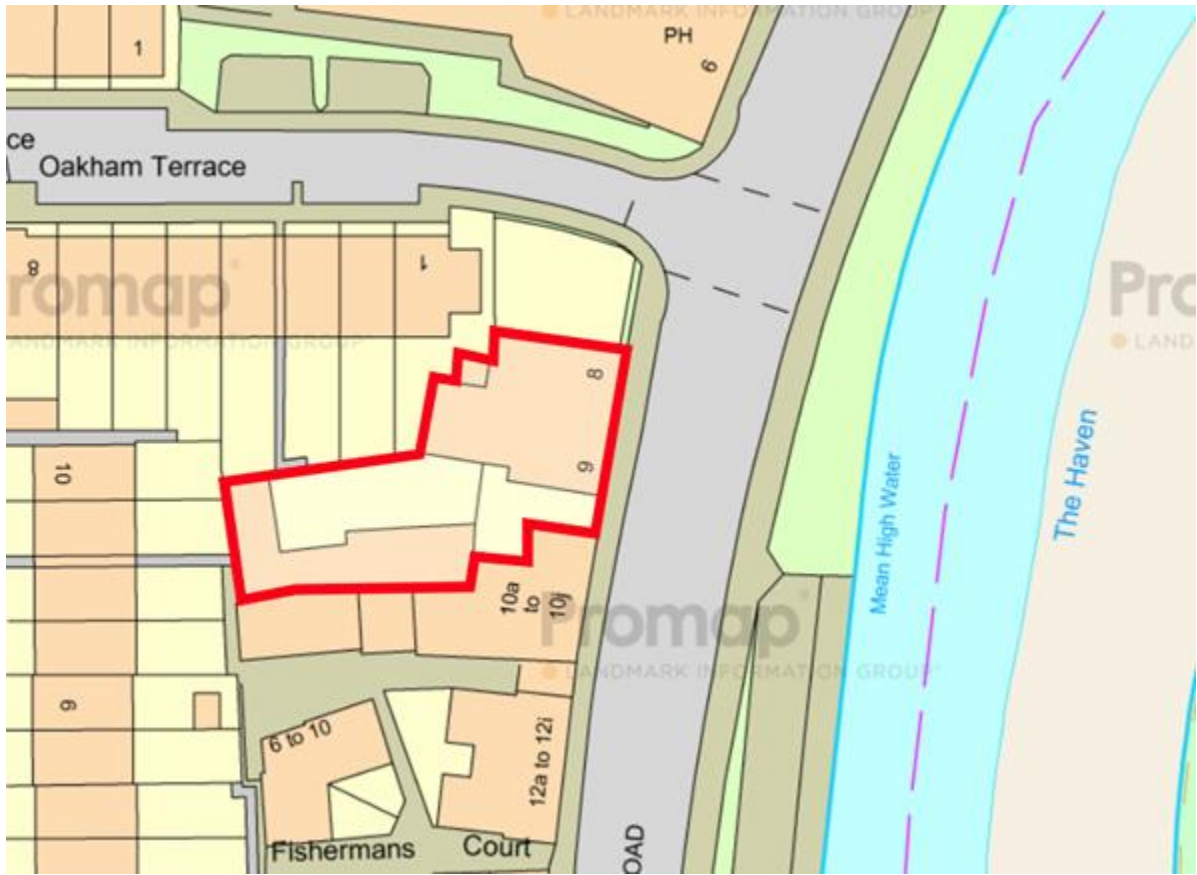


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