

Grade II Mixed Use Retail Property with Residential Over Part Modernised, Riverside Balconies

32 High Street | Boston | Lincolnshire | PE21 8SP



Ground Floor Shop with Rear and First Floor Storage
Second and Third Floor Penthouse Apartment with River Views and Balconies
Extending to over 290sqm, 3,150sqft of Accommodation, Requires Finishing

For Sale Freehold with Vacant Possession
£225,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston and Borough has a population of over 73,000 residents, twice weekly market, large hospital, strong retail and schools offering and good sporting facilities.

The town is located on the east coast on the edge of The Wash approximately 115 miles to the north of London accessed via the A16, A17 and A52 trunk roads.

Nottingham is approximately 50 miles to the west, Lincoln approximately 35 miles to the north-west, King's Lynn 40 miles to the east and Peterborough 35 miles to the south-east.

The property is located on the historic High Street, a Conservation Area alongside the Haven.

Accommodation...

From High Street, there is direct access into the shop which has currently been split into a retail unit with lobby.

A corridor extends to the rear giving access to the rear areas and the upper floors via 2 staircases.

Retail Unit

Front Sales Area.....2.7m x 3.8m, 8.5sqm
Front Sales Area 2.....2.4m x 2.2m, 5.6sqm
Rear Sales Area.....7.5m x 5.2m, 39.5sqm
Rear Storage Room.....3.1m x 1.5m, 4.6sqm
Stairwell.....8.3sqm
Rear Storage Room.....5.3m. x 2.8m, 15.3sqm
Rear Storage Room 2.....4.5m x 2.5m, 11.3sqm
Rear Storage Room 3.....1m x 2.5m, 2.5sqm

A return staircase leads from the ground floor sales area to a First-Floor landing.

Front Storage Room.....3.3m x 5m, 17sqm
Having doorway through to second first floor landing.
Middle Storage Room.....3.3m x 3m, 9.7sqm
WC
Having low level WC and sink.

To the rear of the first-floor storage area is a doorway through to a Riverside Room which has been modernised and is connected to the second floor by way of a spiral staircase.

Riverside Room.....5.2m x 3m, 15.1sqm
Being timber panelled with French doors to a **Balcony** 5.2m x 3m overlooking the river.

Accommodation Cont...

Stairs lead to the Second Floor

Entertaining Room.....10.4m x 5.3m, 53.7sqm
Being double height split level and featuring exposed brick and ceiling beams with cast iron radiators.

Kitchen.....3.8m x 3.2m, 12.5sqm
Having a range of fitted cupboards, breakfast bar, ceiling lights and wall mounted serving area to main entertaining room.

Front Room.....3.4m x 3.3m, 11.8sqm

Bathroom

Having a fitted bathroom comprising panelled bath, pedestal hand basin, WC.

Third Floor Attic Room.....5.6m x 3m, 17sqm
Having exposed ceiling beams.

Schedule of Accommodation...

32 High Street, Boston		
Front Sales	14.1m ²	150ft ²
Rear Sales	39.5m ²	425ft ²
Rear Stores/Circulation	55m ²	600ft ²
First Floor	69m ²	750ft ²
Front Storage Rooms		
Rear Riverside Room	15.1m ²	160ft ²
2 nd Floor GIFA	84m ²	900ft ²
3 rd Floor Attic Room	17m ²	185ft ²
Total	292.6m ²	3,150ft ²
Rear Riverside Garden and 2 Balconies		

Services...

It is understood that all mains services are connected, no service investigations have taken place.

Tenure...

The property is sold freehold with vacant possession.

Outgoings...

The ground and first floor are rated as retail unit and storage at £8,100 therefore being exempt for rates for qualifying businesses.

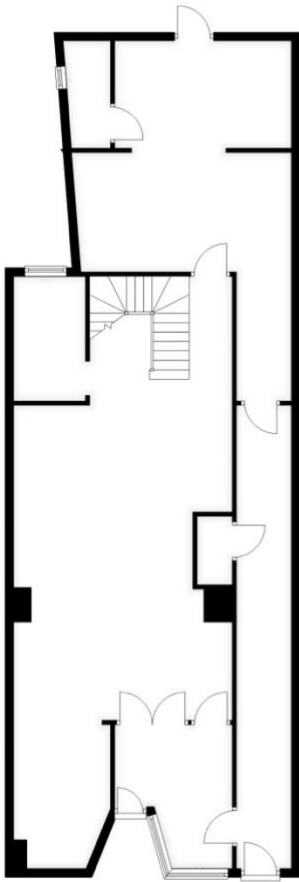
The upper floor penthouse apartment is Council Tax Band A.

Viewing...

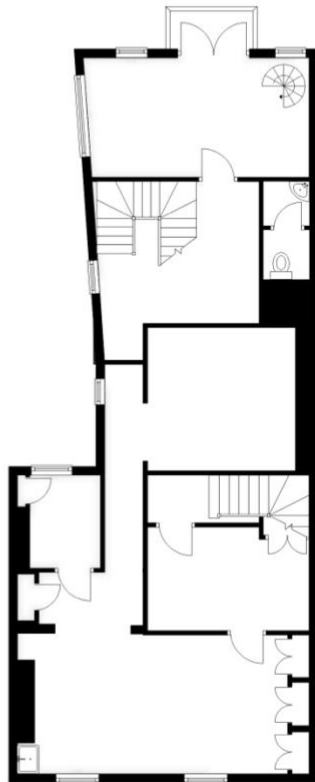
All viewings are to be made by appointment through the agent. Poyntons Consultancy.
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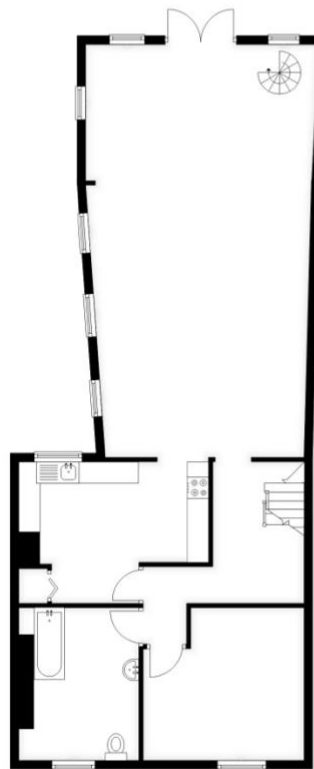
Ground Floor
Approx. 115.3 sq. metres (1240.6 sq. feet)



First Floor
Approx. 95.4 sq. metres (1027.2 sq. feet)
(excluding balcony)



Second Floor
Approx. 95.0 sq. metres (1022.9 sq. feet)



Third Floor
Approx. 29.3 sq. metres (315.4 sq. feet)



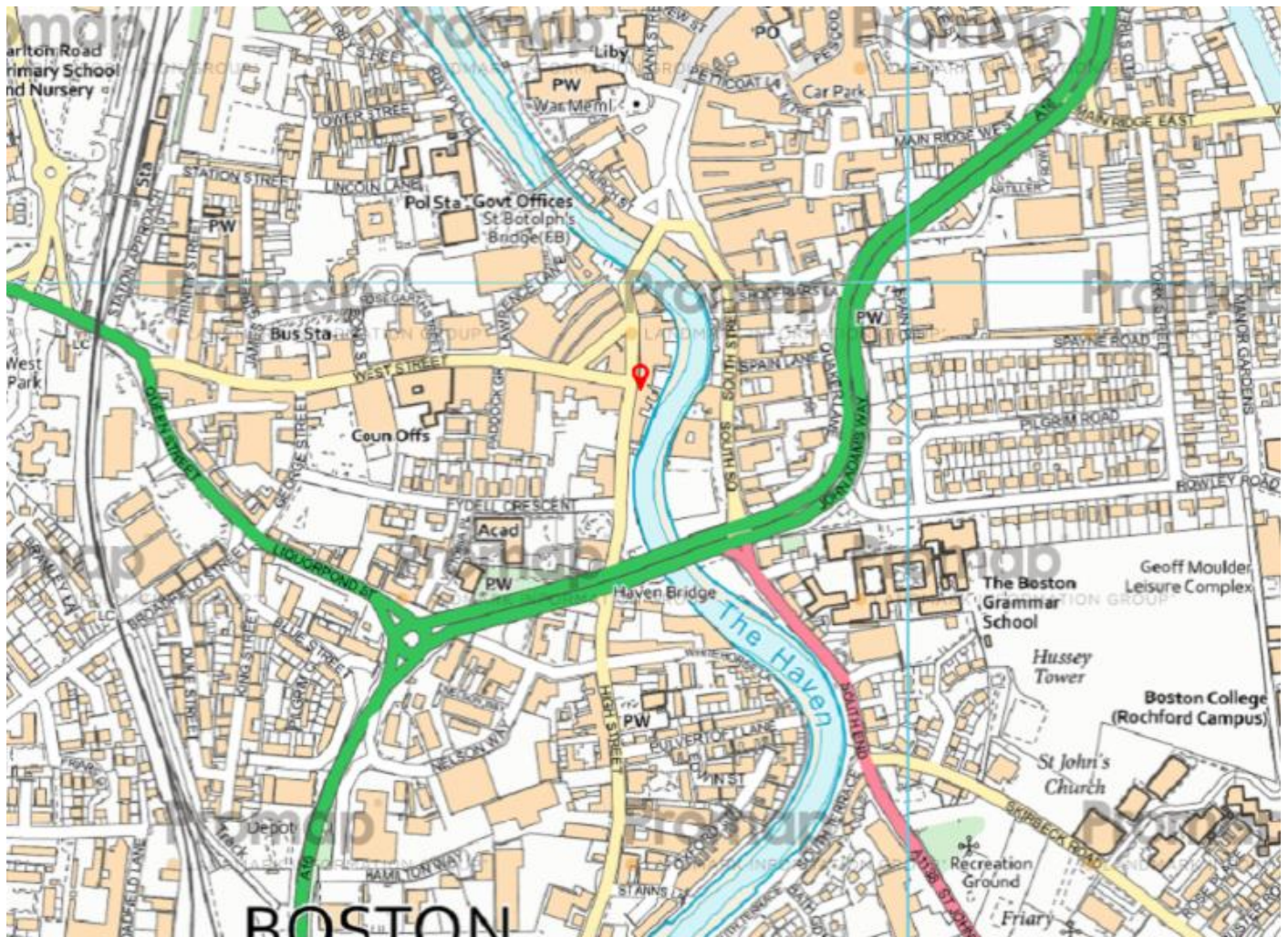
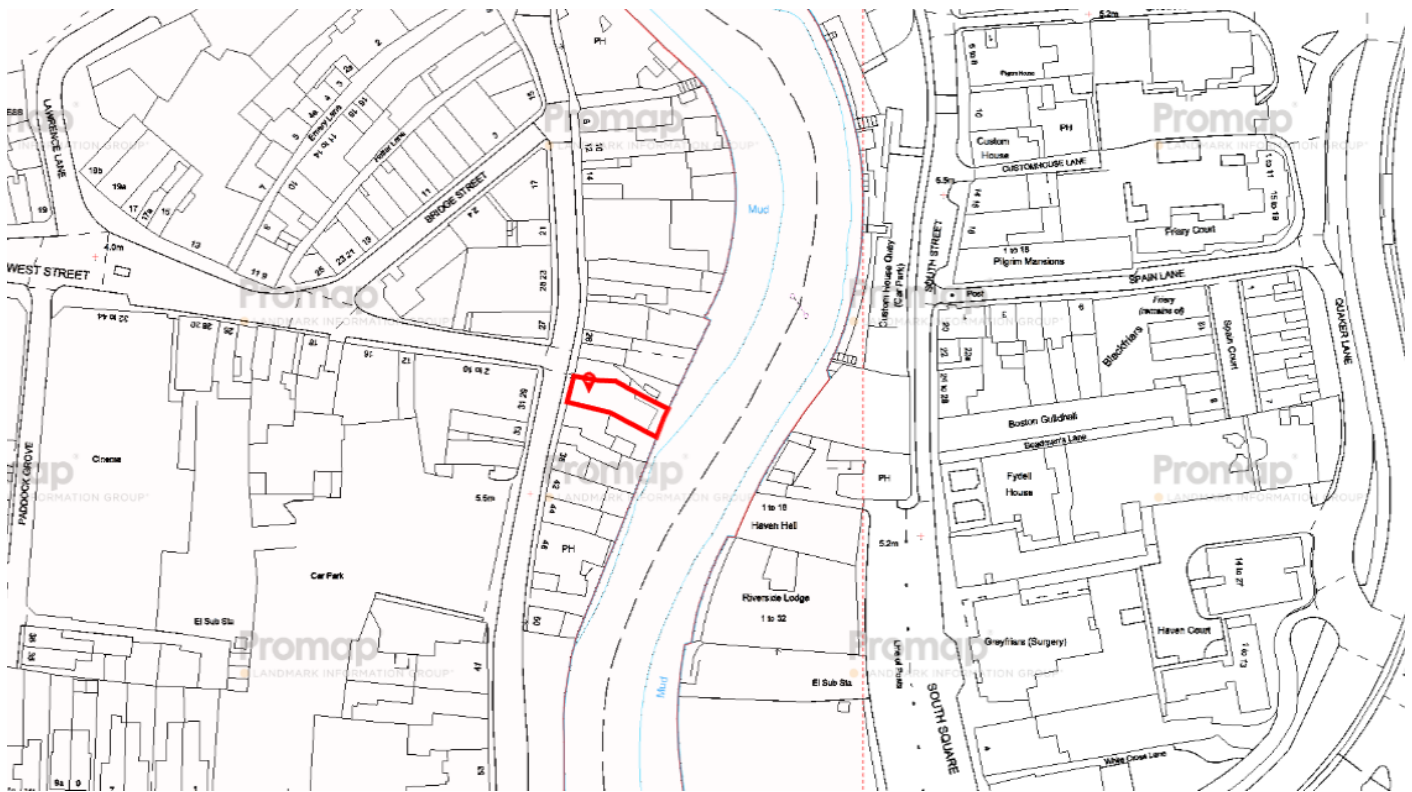
Total area: approx. 335.0 sq. metres (3606.1 sq. feet)



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