

Spacious Town Centre Retail Unit with Storage and First Floor Amenities

7-9 Pen Street | Boston | Lincolnshire | PE21 6TJ



Sales Area 40.1sqm, 431sqft
Gross Internal Floor Area 132sqm, 1,420sqft
Busy Retail Parade

For Sale Freehold with Vacant Possession
£110,000 excluding VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston is located approximately 115 Miles to the north of London on the South Lincolnshire Fens.

The town has a strong retail offering, large hospital, twice weekly market, very active port and good road network connecting to the Midlands and East Anglian through the A17, A16 and A52.

The property is located to the north of Wide Bargate, Market Place with good access for public car parking and high levels of footfall.

Accommodation...

Main Sales Area

Net Internal Window Frontage.....9.5m

Sales Area.....9.5m x 4.2m, 40.1sqm

Having tiled floor, meter boxes, worksurface with 2 inset sinks.

Rear Store.....4.8m x 4.2m, 20sqm

Rear Store No. 2.....2.9m x 2.4m, 6.9sqm

WC

Store No. 3.....2.8m x 2.5m, 7.1sqm

WC No. 2

WC No. 3

Low level WC and hand basin.

Stairs lead from the sales area to the first floor.

Open Plan Space.....8.5m x 3.9m, 33.8sqm

Having modern fitted kitchen.

Bathroom.....4.2m x 2.5m, 10.7sqm

Having a bathroom suite fitted and WC.

Tenure...

The property is available for sale freehold with vacant possession.

Outgoings...

The property has a Rateable Value of £4,600.

EPC...

The property has an Energy Performance Rating F130. Full details are available on request.

Viewing...

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

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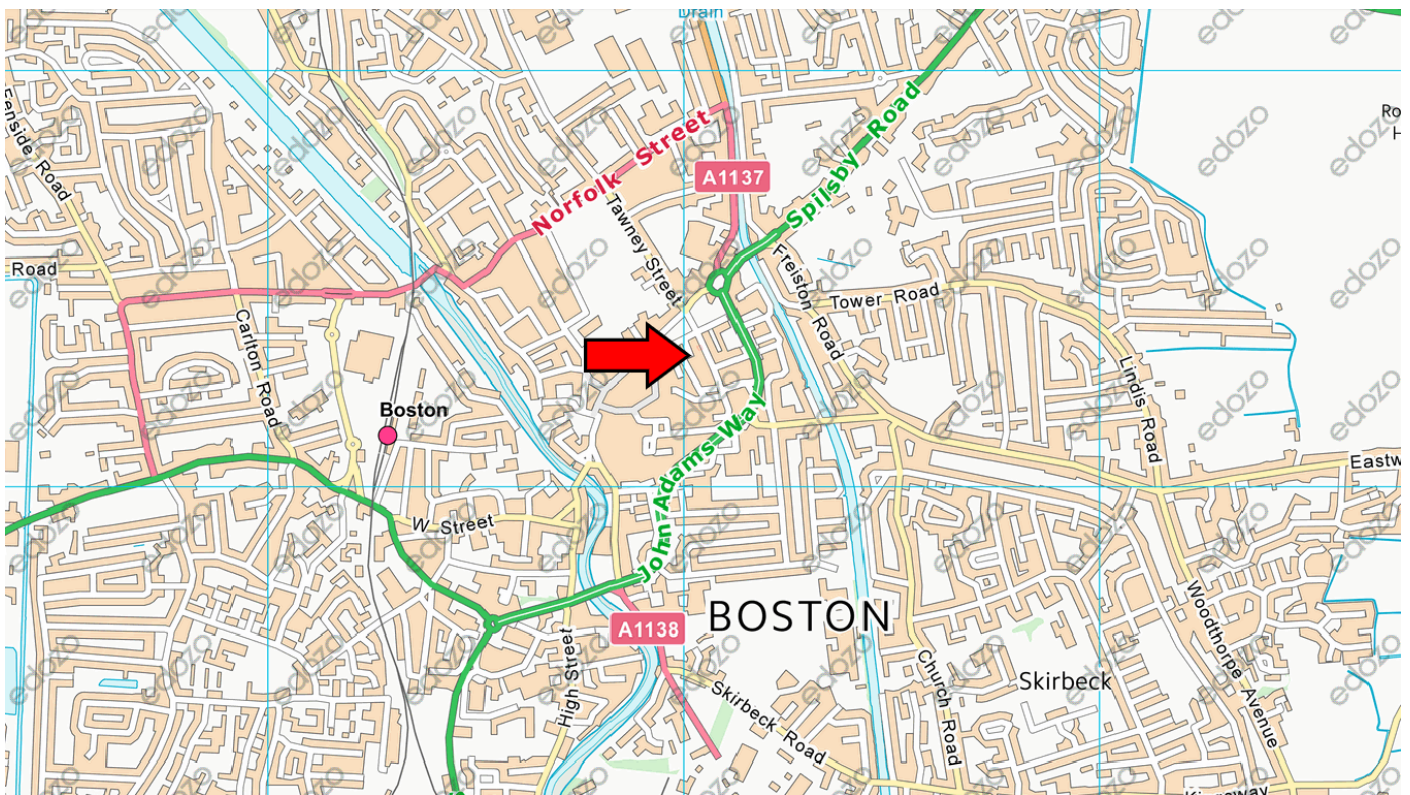


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