

Town Centre Investment Property Comprising Retail Unit with Separate Accommodation Over

17, 17A West Street | Boston | Lincolnshire | PE21 8QE



Ground Floor Let for £14,000 per annum on a Lease Expiring in 2025
Upper Floors Vacant with Potential for Conversion Back into Two Bedroomed Apartment
Suitable for Small Pensions and Investors

For Sale Freehold Subject to Existing Tenancy
£225,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The historic market town of Boston boasts a population in excess of 68,000 residents and has a large port and hospital, strong retail offering, good sporting facilities and a number of well-regarded schools.

Boston Stump is the largest parish church in the country, the town being located 35 miles to the south-east of Lincoln, 50 miles to the west of Nottingham, 25 miles to the east of King's Lynn and 35 miles to the north-east of Peterborough.

The property is located in the town centre on West Street, which is one of the main vehicular conduits to the Market Place and enjoys a high profile location opposite the Savoy Cinema.

Accommodation...

A double fronted glazed sales area with a Net Internal Window Frontage of 8m and central entrance doorway leads to:

Gross Sales Area	71.4m ²	770ft ²
Rear Stores	15.6m ²	170ft ²
Ancillary Accommodation Rear including WC's and Partitioned Office	17m ²	185ft ²
Total Ground Floor	104m ²	1,120ft ²

A separate doorway leads to the first floor where there are 4 partitioned rooms previously used for music lessons.

Storage cupboards

Kitchen

WCs

Total First Floor	70m ²	750ft ²
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17, 17a West Street, Boston

Total Internal Floor Area (Gross)	185m ²	1,990ft ²
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Tenure...

The ground floor is let on an Internal Repairing Lease at a passing rent of £14,000 pa and trades as a general store with a lease expiring in June 2025.

The upper floor has a separate access and is readily convertible to a residential unit subject to the necessary statutory consents.

The property is offered to the market Freehold Subject to the benefit of the ground floor occupational lease and the potential of the first floor becoming vacant.



Services...

Both units enjoy separate metered supplies, the ground floor having gas fired central heating and the upper floor having separate gas metered supply and electric.

Both properties are connected to mains drainage.

Outgoings...

The ground floor has a Rateable Value of £11,250, the upper floor has a Rateable Value of £3,350.

EPC...

An EPC has been instructed and will be available on request.

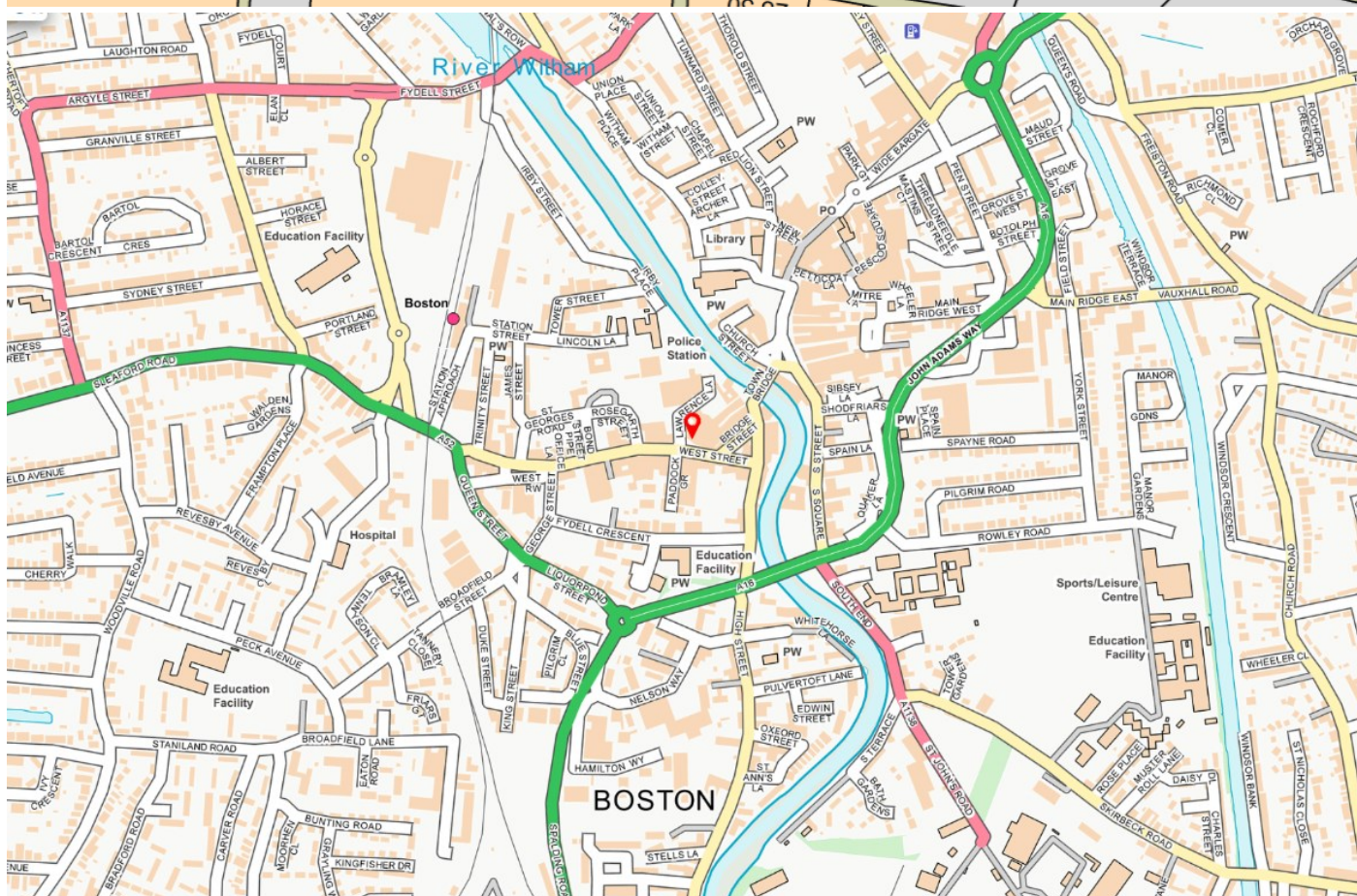
Viewing...

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

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