

# Grade II Listed Retail Investment For Sale Freehold Business Unaffected

48 Market Place | Boston | Lincolnshire | PE21 6NF



High Profile Market Place Property with the Accommodation Arranged on 3 Floors  
Single Full Repairing and Insuring Lease at £27,000 per Annum plus VAT  
Property Extending to Provide 68.2sqm, 725sqft of Sales Space  
Gross Internal Floor Area 220sqm, 2,370sqft

For Sale Freehold Subject to the Existing Tenancy  
£250,000 plus VAT Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

The historic market town of Boston is located approximately 115 miles north of London on the South Lincolnshire Fens.

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

The town has a good range of amenities including a large hospital, an international port, rail links to Grantham, King's Cross and Edinburgh and a strong retail and sporting offering.

The population of the town is estimated to be around 83,000 residents with a secondary retail catchment area of around 250,000 people within a 15 minute drive.

The property is located close to the centre of the town in a historic retail parade, close to the famous Boston Stump overlooking the Market Place, where there is a twice weekly market.

## Accommodation...

### Ground Floor

**Net Internal Window Frontage**.....4.3m  
**Shop Depth**.....16.5m  
**Front Sales Area**.....9.3m x 4.5m, 42.5sqm  
**Rear Sales Area**.....6.7m x 3.1m, 21.2sqm  
2 Changing Cubicles Off.

Door to Enclosed Rear Yard containing condensers for partial air conditioning system and separate fire exit door for first floor staircase.

### First Floor

Stairs lead from the ground floor rear sales area to a spacious first floor landing, where there is a

**Front Sales Area**.....4.8m x 4.3m  
Having suspended ceiling.  
**Rear Sales Area**.....4.5m x 4.5m  
With suspended ceiling.  
**Break Out Room for Staff**.....3.2m x 3.1m, 10.2sqm  
**Kitchenette**  
**Rear Hall**  
**WC**

Low level close coupled WC and sink.

A second staircase leads down to the **Rear Yard** with entrance to a shared passageway.

### Fire Exit

### Second Floor

Stairwell

**Front Stores**.....9.4m x 4.5m, 43.4sqm  
**Rear Stores**.....4.4m x 3.2m, 14.2sqm  
**Rear WC**

Having low level WC and pedestal hand basin.

## Schedule of Accommodation...

Ground Sales Area	68.2m <sup>2</sup>	725ft <sup>2</sup>
Upper Sales Area	43.3m <sup>2</sup>	465ft <sup>2</sup>
Upper Floor Storage Area (Net)	51.6m <sup>2</sup>	555ft <sup>2</sup>
Gross Internal Floor Area (est)	220m <sup>2</sup>	2,370ft <sup>2</sup>

## Tenure...

The property is let to St Barnabas Lincolnshire Hospice at a passing rent of £27,000 per annum on Full Repairing and Insuring terms.

The lease is currently holding over on an annual basis.

Copies of the lease are available for inspection on request.

## Outgoings...

The property has a rateable Value of £16,750.

## EPC...

The property has an Energy Performance Asset Rating C66. Full details are available on request.

## Viewing...

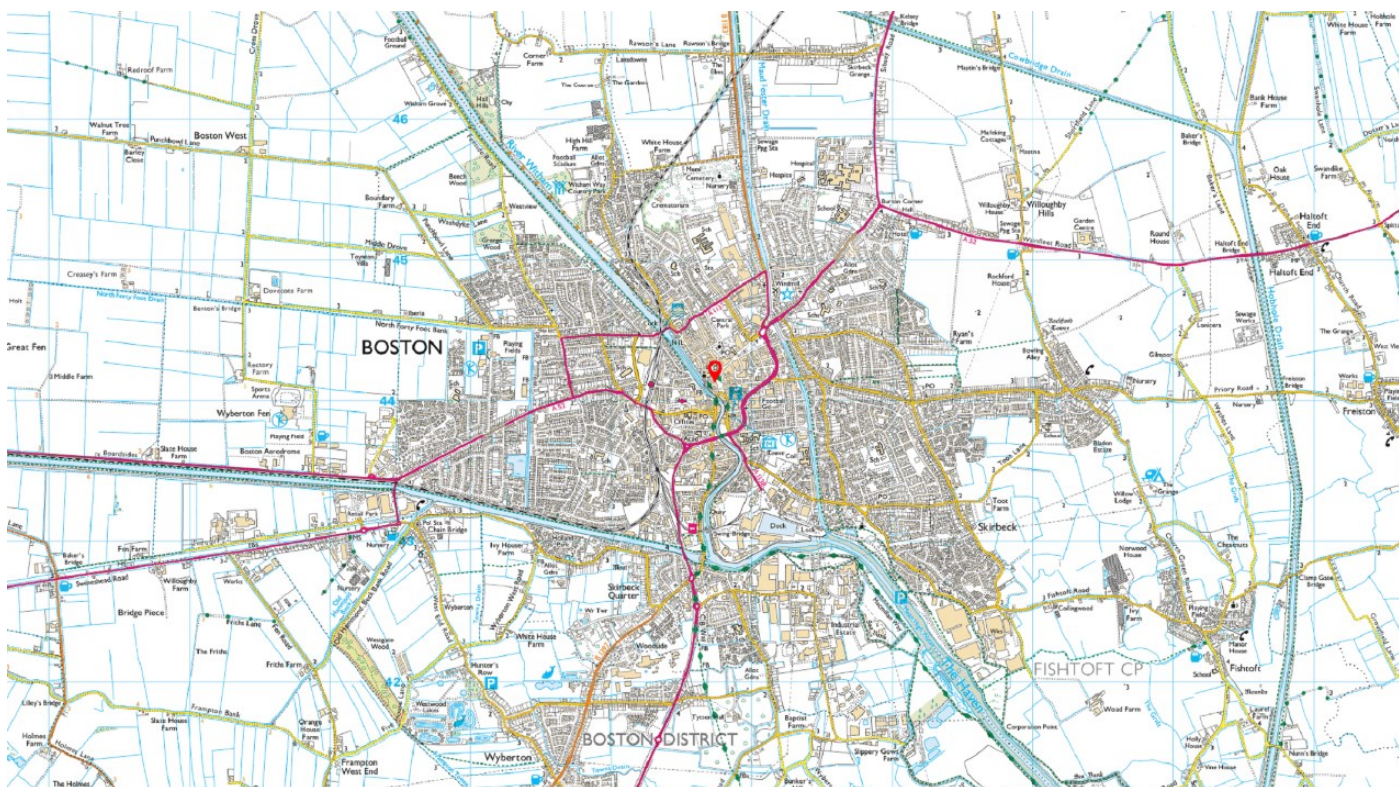
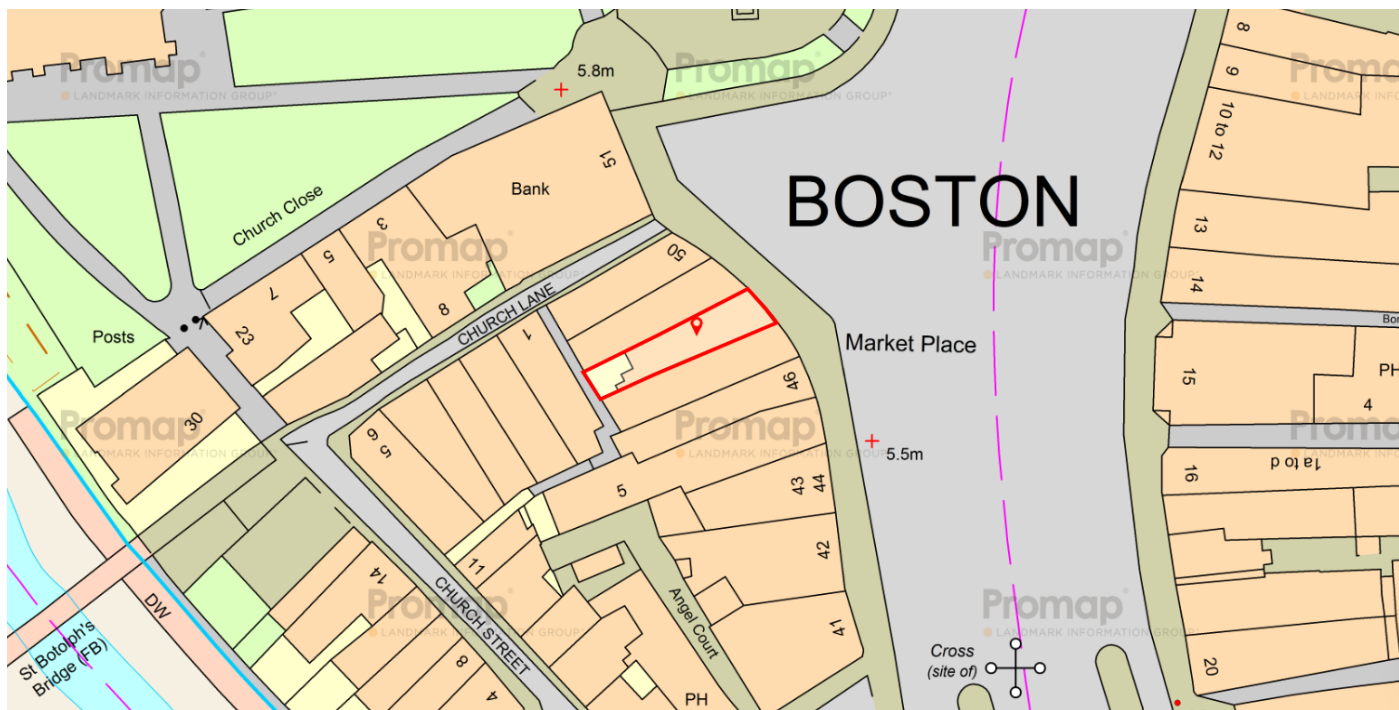
All viewings are to be made by appointment through the agent.

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