

Modern Ground Floor Offices with Four Bedroomed Apartment Over For Sale Freehold with Vacant Possession

13 Pen Street | Boston | Lincolnshire | PE21 6TJ



Substantial Georgian Grade II Listed Building with a Commercial Ground Floor and Residential Uppers

Ground Floor Extending to Provide Individual Offices Extending to 65.3sqm, 700sqft Net

First Floor Being a Self-Contained Four Bedroomed Apartment with Reception Room, Kitchen and Family Bathroom and Shower Room Extending to 585sqm, 1,985sqft GIFA

For Sale Freehold with Vacant Possession
£165,000 Subject to Contract

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

The bustling market town of Boston has a population of around 83,000 residents and is located on the South Lincolnshire Fens approximately 115 miles to the north of London.

The town has a rich history associated with the local agricultural economy and has historic links with the Hanseatic League and the port.

The town currently has a large hospital, good sporting facilities, a number of well regarded schools, strong retail offering and has been one of the fastest growing towns in the East Midlands over the last 20 years.

Pen Street is located in the centre of town to the south of the Market Place which is the main parking area. The street mainly comprises secondary retail units with accommodation over.

Accommodation...

Ground Floor Entrance Lobby gives access to both units.

Ground Floor Offices

Having modern plaster wall finishes, modern spotlights, separate metered supply, laminate floors being in fair decorative order.

Office 1.....9.0m x 3.9m ave

Having central heating radiator.

Rear Office.....4.3m x 3.1m

Having central heating radiator.

Understairs Cupboard

Rear Office 2.....3.8m x 3.1m

Kitchen.....2.1m x 1.6m

Having a range of modern fitted kitchen units and sink.

WC.....2m x 2.5m

Having low level WC, pedestal handbasin.

A separate doorway leads to the staircase giving access to the first and second floor accommodation.

Front Living Room/Bedroom.....4.5m x 5.2m

Bedroom 1.....3.1m x 3.2m

Walk-in Shower

Family Bathroom

Tiled, pedestal hand basin, low level WC, bath, central heating boiler in cupboard.

Bedroom 2/Living Room.....3.8m x 3.7m

Kitchen.....2.5m x 2.1m

Having a modern range of fitted kitchen units comprising six door high level units over round edged worksurfaces with inset sink, 7 door base units, space for domestic appliances, ceiling light.

Second Floor

Bedroom 3.....4.6m x 4.8m

Including partitioned box room

Bedroom 4.....3.1m x 3.3m



Services...

The units have individual metered supplies.

Outgoings...

The office has a Rateable Value of £7,600 meaning it is exempt from rates for qualifying small businesses.

The apartment is rated at Council Tax Band A.

EPC...

The residential accommodation has an Energy Performance Asset Rating E48. Full details are available on request.

Viewing...

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

Poyntons Consultancy.

sales@poyntons.com | poyntons.com



poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Ground Floor

Approx. 80.7 sq. metres (868.8 sq. feet)



First Floor

Approx. 78.1 sq. metres (840.5 sq. feet)



Second Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



Total area: approx. 196.2 sq. metres (2112.1 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.



Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694

www.poyntons.com

sales@poyntons.com



RICS