

# 7 Freehold Investment Houses For Sale Immediately Ringfenced Site Close to Town Centre and Amenities Individually Let on Assured Shorthold Tenancies

6, 8, 14, 16, 18, 20, 22 Sibsey Lane | Boston | Lincolnshire | PE21 6HB



All Properties were Built or Refurbished circa 2007, 6 and 8 are Grade II Listed  
To Be Sold with the Benefit of the Existing Tenancies  
Excellent History of Lettings  
Annual Income Equating to £50,300 pa approximately  
Super Town Centre Location

For Sale Freehold  
£630,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)



### Location...

Boston is a bustling market town with a range of local amenities, located on the south Lincolnshire fens, approximately 35 miles to the north-west of Peterborough, 110 miles to the north of London.

The properties are located within the town centre, immediately to the south-east of the Market Place, on Sibsey Lane.

Nearby properties are residential, leisure based and commercial in nature, with offices also being located close by.

The properties are located within a Conservation Area, an Area of Archaeological Interest and the defined Town Business Centre.

### Description...

The houses are arranged in three main blocks. 6 and 8 form a mid and end terrace pair of houses, refurbished in 2007, which are Grade II Listed. The remaining five properties are approximately 11 years old and are constructed in two main blocks with 14 and 22 fronting Sibsey Lane and 16, 18 and 20 arranged in a terrace to the rear.

### Schedule of Accommodation...

Address	Bedrooms/ Reception Rooms	GIA (m)	GIA (ft)	Rent PCM
6 Sibsey Lane	2 bedrooms, 2 rec rooms	92m <sup>2</sup>	990ft <sup>2</sup>	£600
8 Sibsey Lane	3 bedrooms, 2 rec rooms	102m <sup>2</sup>	1,100ft <sup>2</sup>	£700
14 Sibsey Lane	2 bedrooms, 1 rec room	62m <sup>2</sup>	670ft <sup>2</sup>	£675
22 Sibsey Lane	2 bedrooms, 1 rec room	62m <sup>2</sup>	670ft <sup>2</sup>	£575
16 Sibsey Lane 3 storey	2 bedrooms, 1 rec room	73m <sup>2</sup>	685ft <sup>2</sup>	£575
18 Sibsey Lane 3 storey	2 bedrooms, 1 rec room	73m <sup>2</sup>	685ft <sup>2</sup>	£550
20 Sibsey Lane 3 storey	2 bedrooms, 1 rec room	73m <sup>2</sup>	685ft <sup>2</sup>	£520
<b>Total</b>		<b>537m<sup>2</sup></b>	<b>5,780ft<sup>2</sup></b>	<b>£4,195</b>
				<b>£50,340</b> <b>pa</b>

### Tenure...

The properties are available with the benefit of the existing Assured Shorthold Tenancies. Details of the management of the portfolio are available on request.

### Outgoings...

The properties are all assessed at Council Tax Band A.

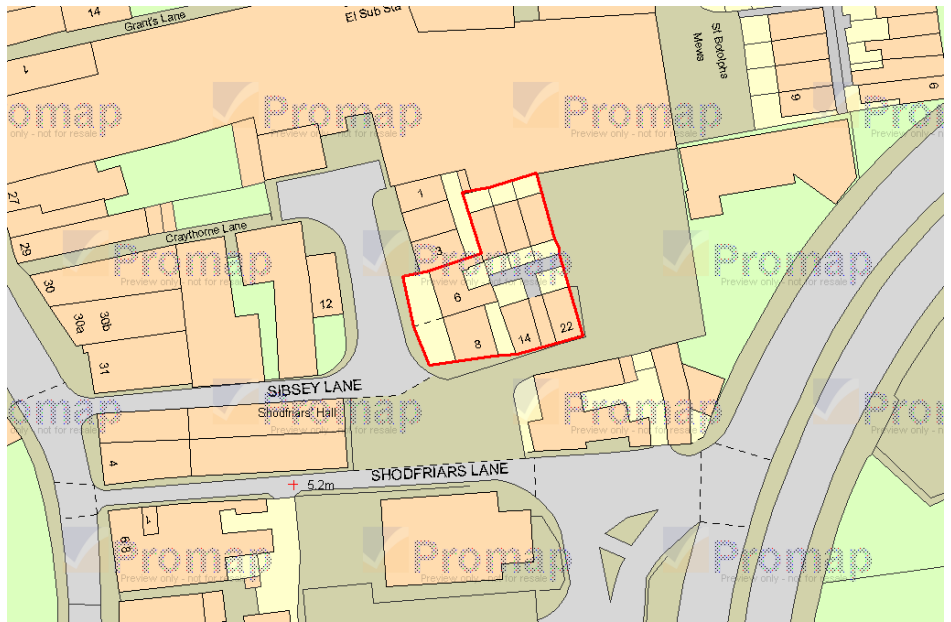
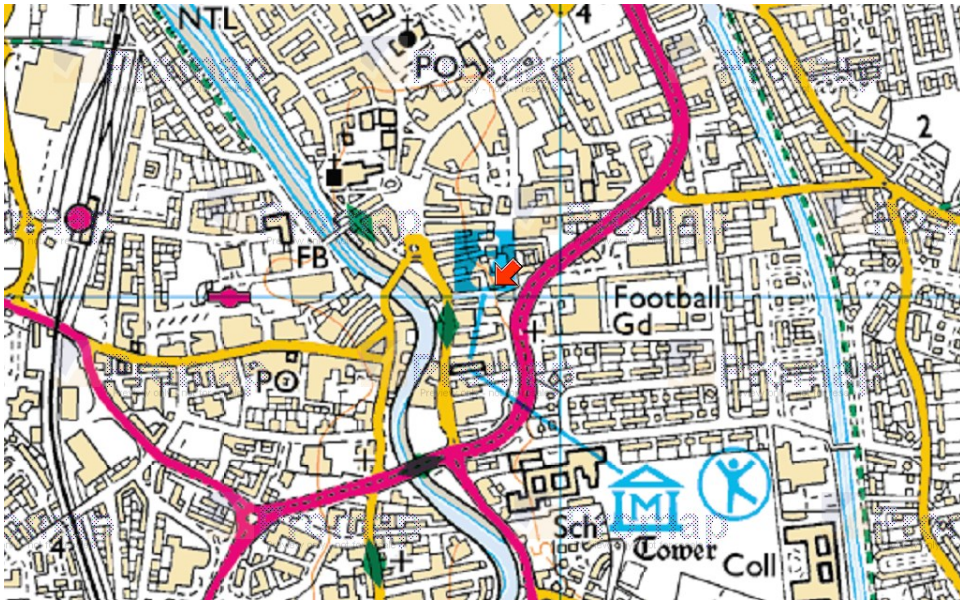
### EPC...

The properties have the following EPC ratings with full details available on request.

6 Sibsey Lane D66  
8 Sibsey Lane C76  
14 Sibsey Lane C74  
16 Sibsey Lane C80  
18 Sibsey Lane B82  
20 Sibsey Lane C80  
22 Sibsey Lane C80.

### Viewings...

By appointment through the agent.  
Poyntons Consultancy  
24, 26, 28, South Street, Boston, Lincolnshire, PE21 6HT.  
Tel 01205 361694  
[www.poyntons.com](http://www.poyntons.com)



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