

# Residential Investment - Two Fully Refurbished Properties Individually Let on Assured Shorthold Tenancies

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



Superb Town Centre Location

3-Bedroomed Maisonette Refurbished 2022 & 1-Bedroomed Flat Refurbished 2023

To be Sold with the Benefit of the Existing Tenancies, Producing £17,100pa

For Sale Freehold

£200,000 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 properties are located to the north of Wide Bargate, Market Place with excellent access to public car parking town centre supermarkets and schools.

## Accommodation...

Address	Bedrooms/ Reception Rooms	GIA (m <sup>2</sup> )	GIA (ft <sup>2</sup> )	Rent PCM
7 Pen St	3 bedrooms, 1 rec room	80.5m <sup>2</sup>	865ft <sup>2</sup>	£795
9 Pen St	1 bedroom, 1 rec room	39.1m <sup>2</sup>	420ft <sup>2</sup>	£630
<b>Total</b>		<b>119.6m<sup>2</sup></b>	<b>1,285ft<sup>2</sup></b>	<b>£1,425</b>
				<b>£17,100 pa</b>



## Description...

The properties have been fully refurbished to provide an excellent level of amenity. Planning for the conversion was implemented under planning consents B/22/0437 & B/22/0420.

## Tenure...

The properties are available with the benefit of the existing Assured Shorthold Tenancies dated July 2023. Details of the tenancies are available on request.



## Outgoings...

Both properties are rated at Council Tax Band A.

## EPC...

Prior to refurbishment the property had an Energy Performance Rating of E43. 9 Pen Street has been re-assessed as C69 and we await the re-assessment of 7 Pen Street. Full details are available on request.

## Viewing...

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

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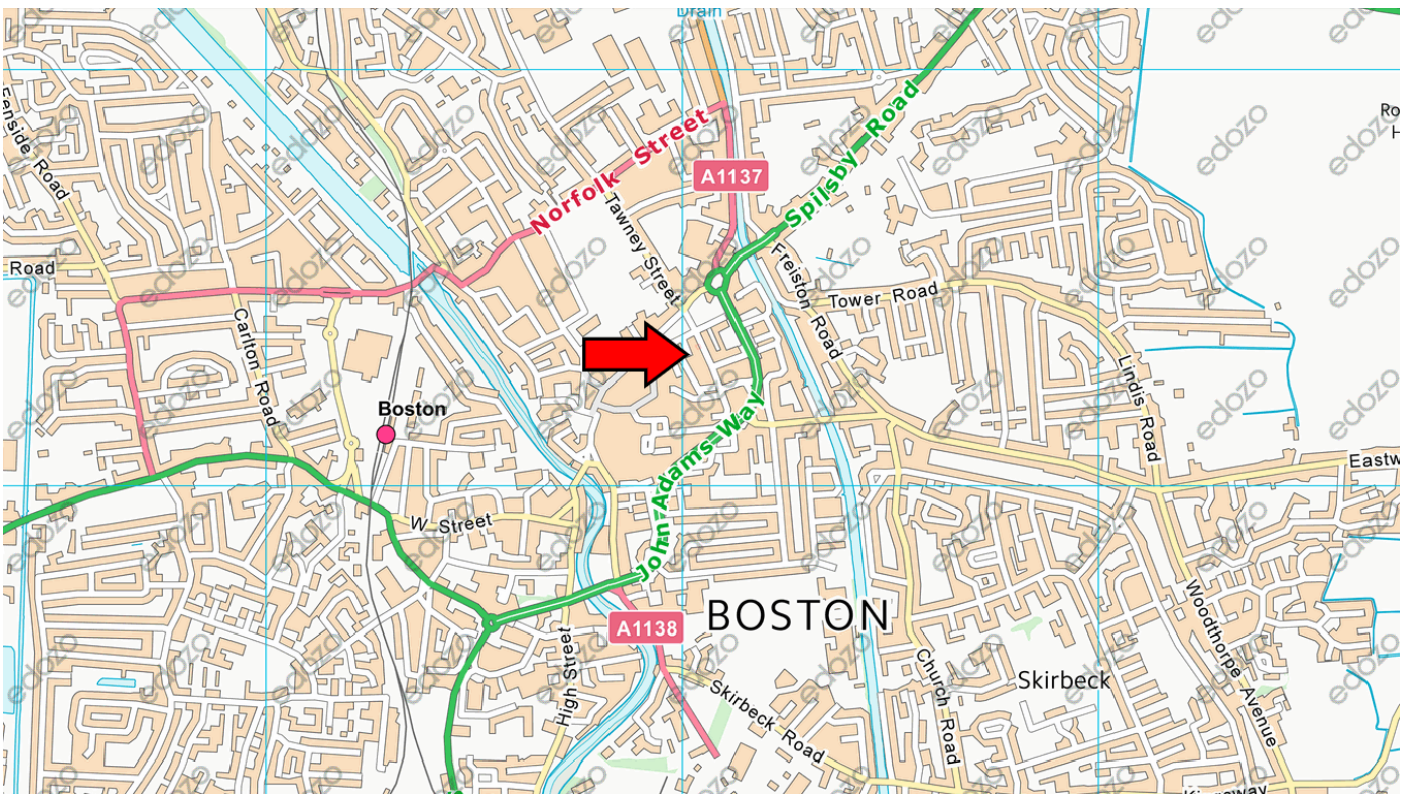
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