

# Freehold Retail Unit with Vacant Uppers and Development Potential For Sale

3-4 Market Place | Boston | Lincolnshire | PE21 6EQ



Substantial Town Centre Property with Prime Market Place Location  
Extending to Provide Over 257sqm, 1,765sqft of Accommodation  
Gross Sales Area 89.5sqm, 965sqft  
Grade II Listed

For Sale Freehold with Vacant Possession  
OIRO £195,000 plus VAT

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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



### Location...

The historic market town of Boston is located approximately 115 miles to the north of London and has a secondary retail catchment area in excess of 200,000 customers.

The town has a population of 73,000 residents and boasts a strong retail offering, large hospital and port, twice weekly market and has a local economy largely based on the fertile surrounding agricultural land.

Boston is located approximately 35 miles to the south-west of Lincoln, 40 miles to the west of King's Lynn, 50 miles to the east of Nottingham and has a mainline railway to Grantham connected to the main road network by the A52 and A16 trunk roads.

The property is located in the Prime Retail Zone known as the Market Place leading into Strait Bargate.

Nearby occupiers include Natwest, Curtis Bakers, Timpsons, Poundland, Hinds, Three, Vodafone and independent retailers.

### Accommodation...

A double fronted glazed retail frontage leads through to the front sales area having a net internal window frontage of 10m.

- Front Sales Area**.....10m x 4.5m, 45.6sqm
- Rear Sales Area**.....5.7m x 1.9m, 7sqm
- Rear Sales Area 3**.....7.6m x 3.6m, 27.2sqm

Stairs lead to the first floor.

- Sales Area/Store**.....10.5m x 4.2m, 44.1sqm
- Break Out Room**.....10.5m x 4m, 42sqm
- WC**
- Landing**

Stairs to the second floor.

- Office**.....4.1m x 2.4m, 9.9sqm
- Store**.....8m x 4m, 32sqm
- Staff Area**.....4.9m x 5m, 24.5sqm
- Kitchenette**.....4.5m x 5m, 22.5sqm



### Outside...

A shared access leads to the rear of the property where there is a small yard and various unused outbuildings.



### Schedule of Accommodation...

Retail Frontage	10m	32'9"
Built Depth	14.9m	48'10"
Retail Sales Gross	89.5m <sup>2</sup>	965ft <sup>2</sup>
4 Stores	89.7m <sup>2</sup>	965ft <sup>2</sup>
2 <sup>nd</sup> Floor Gross	78.2m <sup>2</sup>	840ft <sup>2</sup>

### Tenure...

The property is available Freehold with Vacant Possession and no onward chain.

### Outgoings...

The Rateable Value is £36,000.

### EPC...

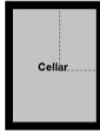
The property has an Energy Performance Asset Rating E108. Full details are available on request.

### Viewing...

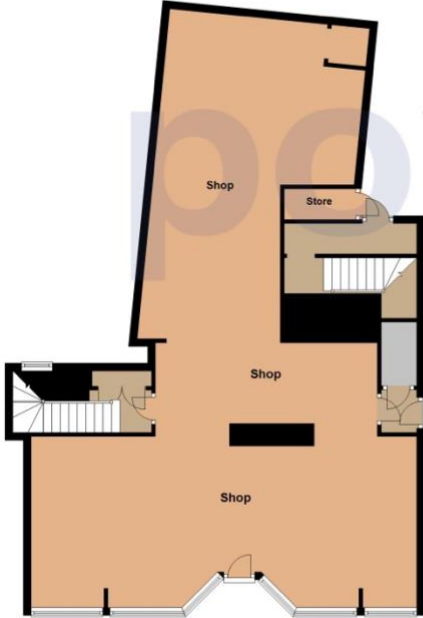
All viewings are to be made by appointment through the joint agent, Poyntons Consultancy. sales@poyntons.com | poyntons.com



**Basement**  
Approx. 6.3 sq. metres (68.3 sq. feet)



**Ground Floor**  
Approx. 116.2 sq. metres (1239.6 sq. feet)



**First Floor**  
Approx. 114.4 sq. metres (1231.6 sq. feet)



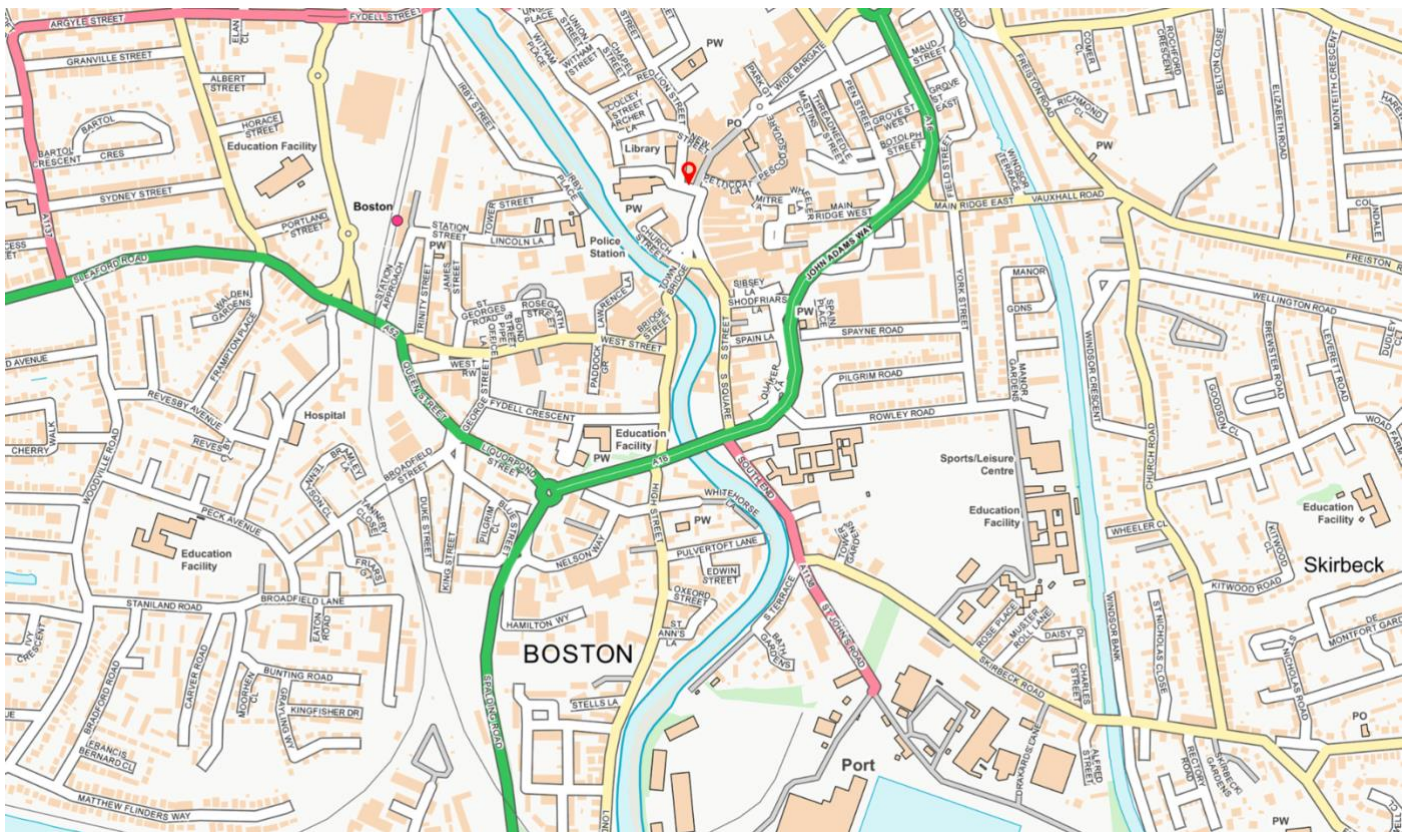
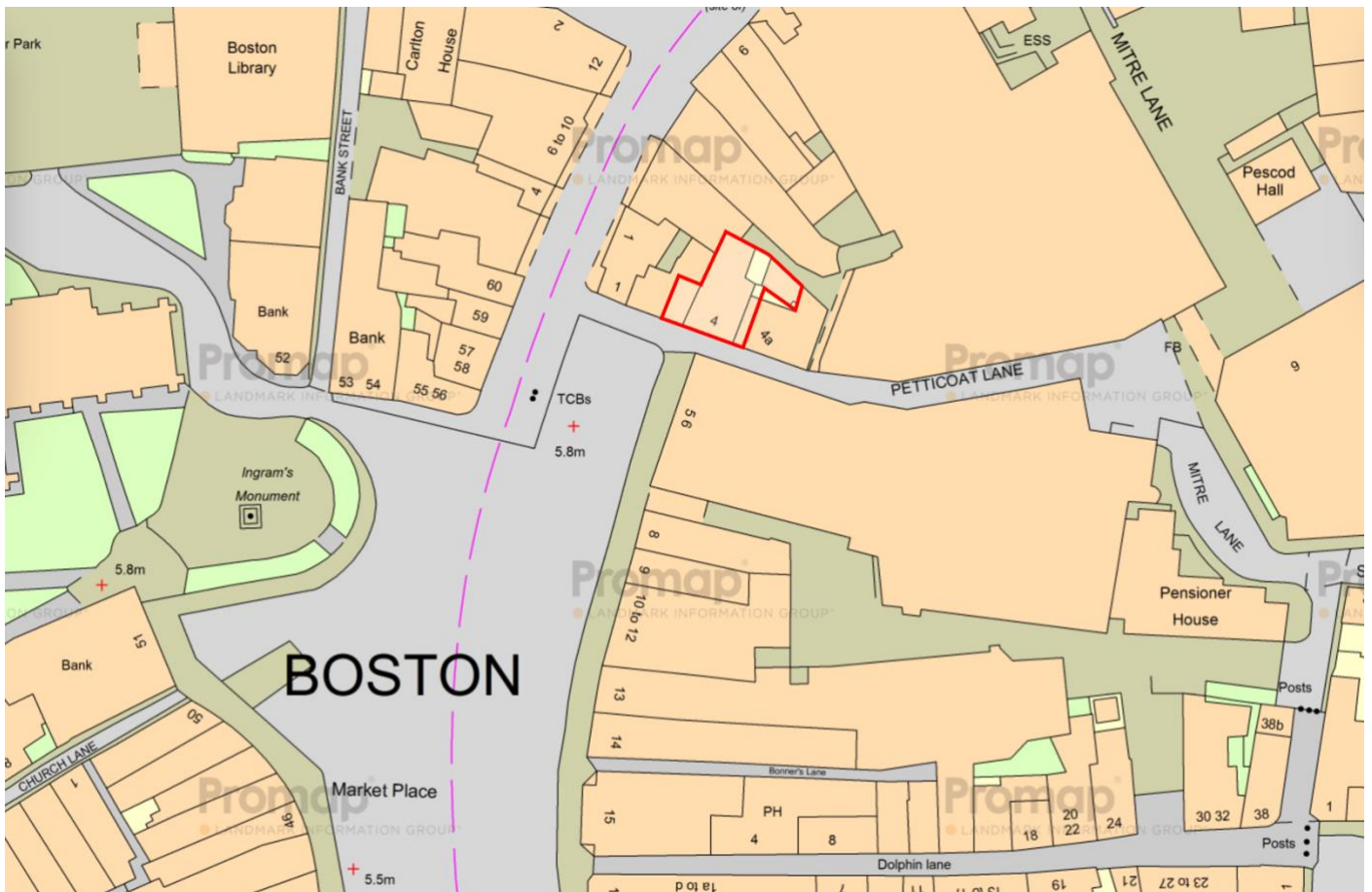
**Second Floor**  
Approx. 114.0 sq. metres (1229.9 sq. feet)



Total area: approx. 349.9 sq. metres (3766.5 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 of any contract.  
Plans produced using PlanItUp





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