

Fully Licensed HMO Investment For Sale Freehold Comprising Four Modern 3 Bedroomed Houses Available with the Benefit of Existing Licence Holders

10A, 10B, 10C & 10D Field Street | Boston | Lincolnshire | PE21 6TR



Accommodation Extending to a Total of 4,230sqft, 393sqm GIFA
2019-2020 Occupancy Rate of 91%, Gross Income Approximately £69,100pa
ERV at 100% Capacity Approximately £75,480pa
Management Options Available

For Sale Freehold
£625,000 with No VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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



Location...

The historic market town of Boston is estimated to be one of the fastest growing towns in the East Midlands up to 2020, with a population of approximately 68,000 residents with a strong retail offering and a good range of local amenities.

Historically, the town has been linked with the port of Boston and the Hanseatic League of trading companies in the Baltic.

The properties are located close to the town centre, to the east of the A16 trunk road on Field street, which is a mixed residential area having housing, a small supermarket and other businesses nearby.

It is within easy walking distance of Asda and other supermarkets, and approximately 1 minute walk from Korzinka Taste of Europe supermarket and the John Adams Way Agricultural and Pack House pick up point.

Accommodation...

The properties are offered on a 'turnkey' basis with the accommodation arranged on the ground, first and second floors.

There are four separate pedestrian entrances from Field Street.

On the far left-hand side of the property:

Ground Floor

With central access door, communal open-plan living/kitchen area, WC and storage cupboard.

First Floor

With two double bedrooms, bathroom.

Second Floor

With one double bedroom and en-suite shower room.

The remainder of the building is divided into three units, each with independent pedestrian access as follows;

Ground Floor

With central access door, living room, kitchen/dining area, WC and cupboard.

First Floor

With two double bedrooms, bathroom.

Second Floor

With one double bedroom and en-suite shower room.

All rooms have independent, token operated electricity meters installed.

Outgoings and Management...

Full Terms of Engagement for the management of the property are available on request.

5 kilowatt of solar panels have been installed on the roof, generating electricity valued in the region of £1,250 per annum.

Income...

The rooms are offered to the market at rents in the region of £130 per week inclusive of all bills and licenced agreements.

A full breakdown of income is available on request.

Viewing...

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

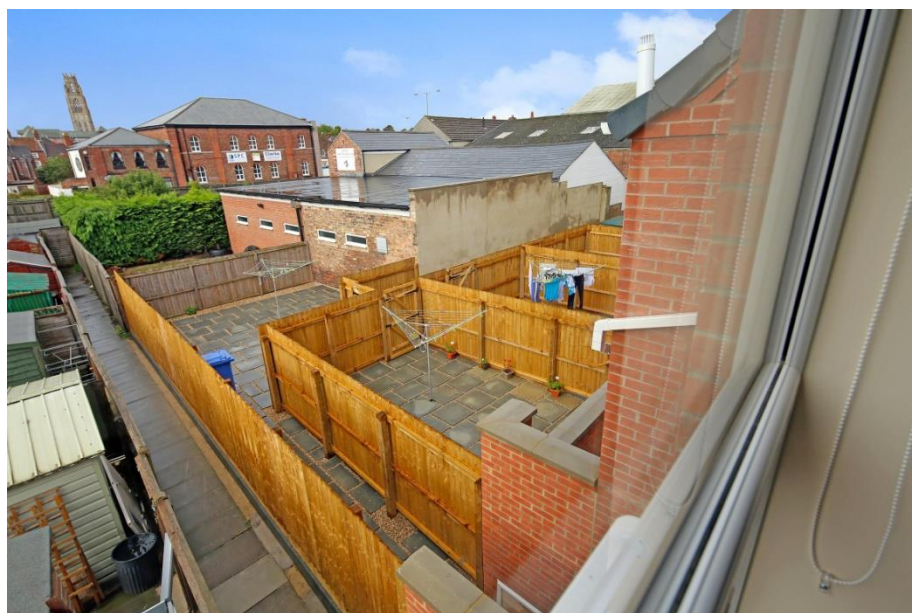
Poyntons Consultancy
24, 26, 28, South Street
Boston, Lincolnshire, PE21 6HT.
Tel 01205 361694 | Fax 01205 760602
email: sales@poyntons.com | poyntons.com

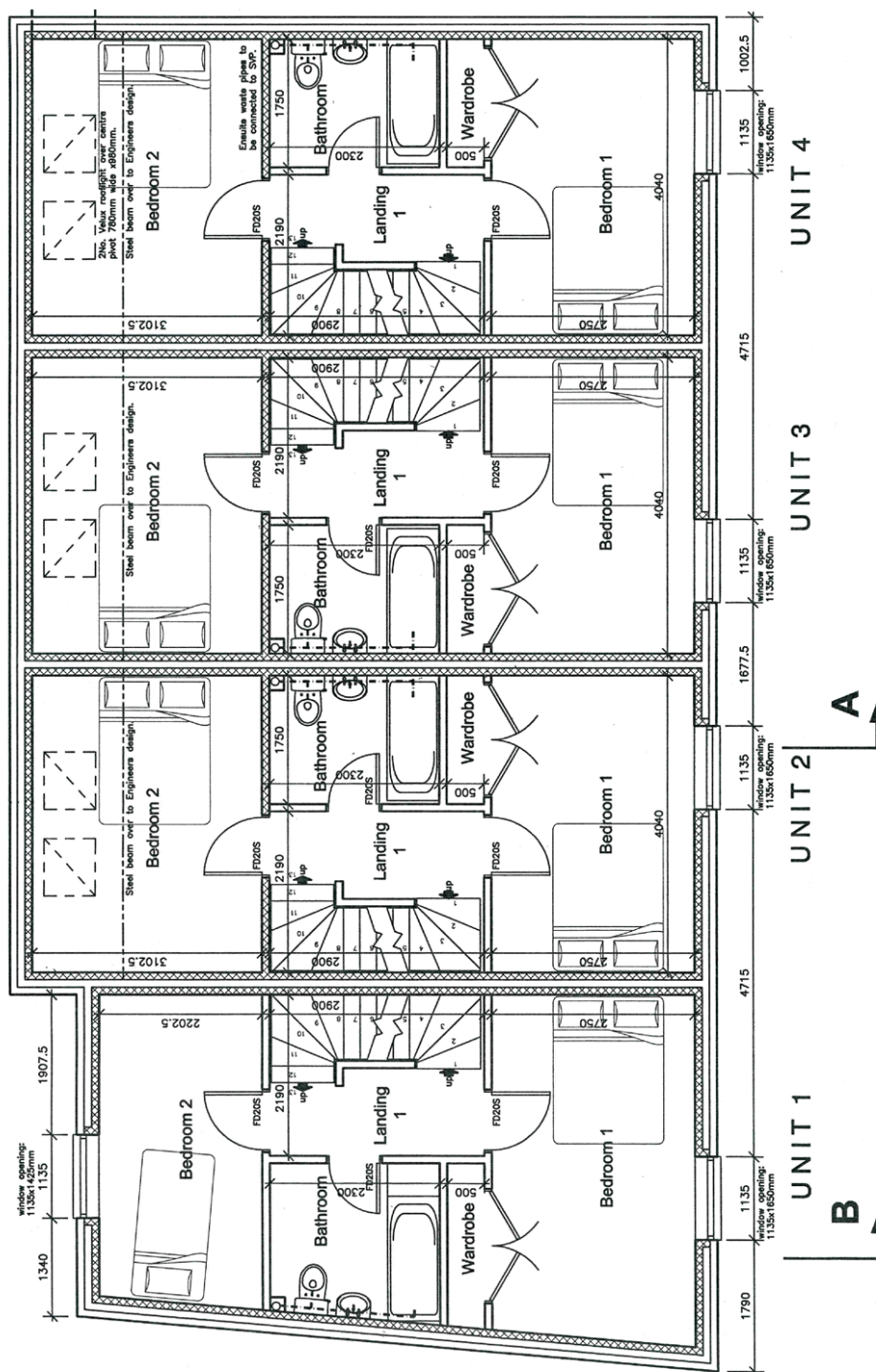
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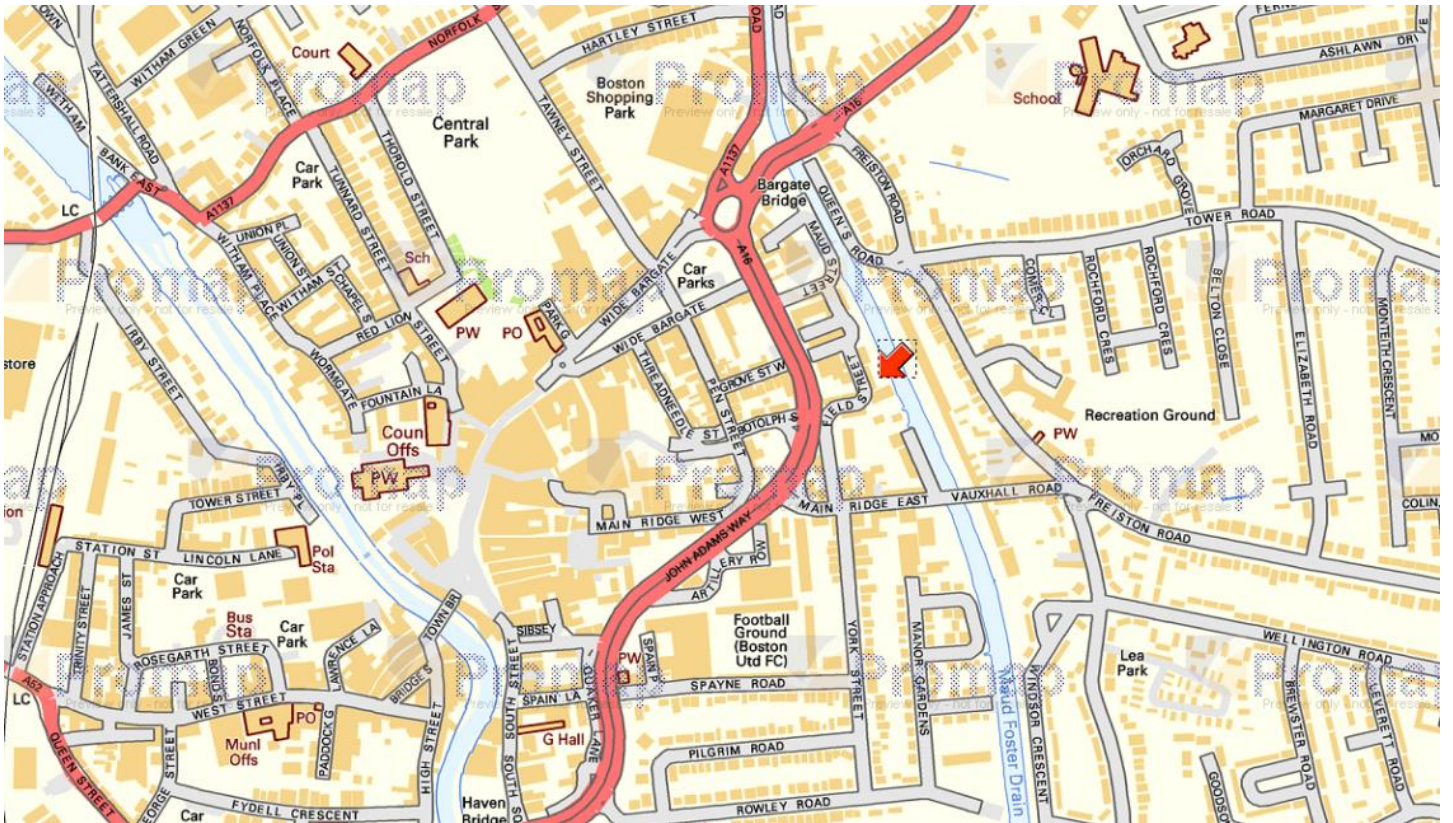
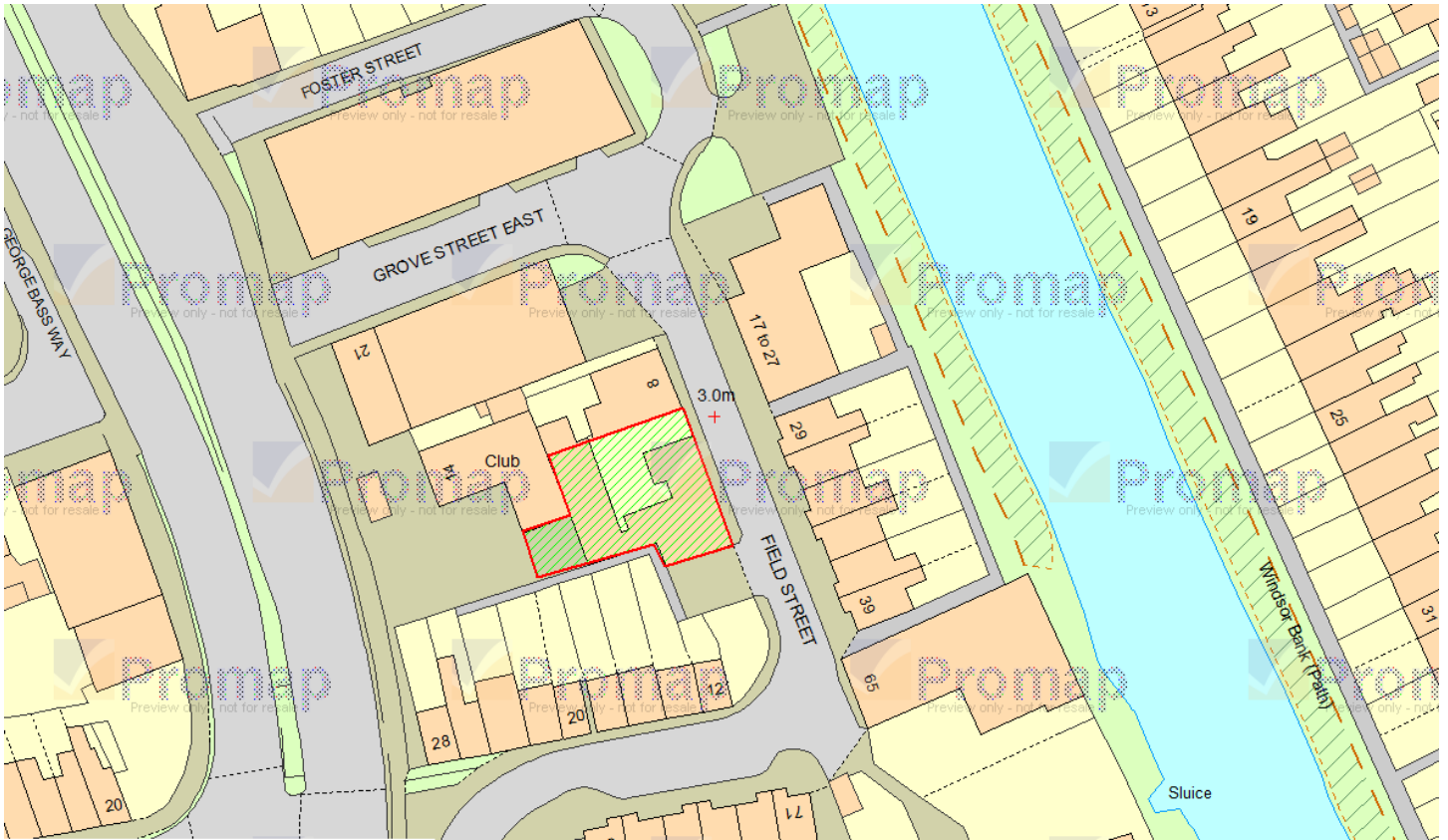






First Floor Plan

Internal layout for illustrative purposes



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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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