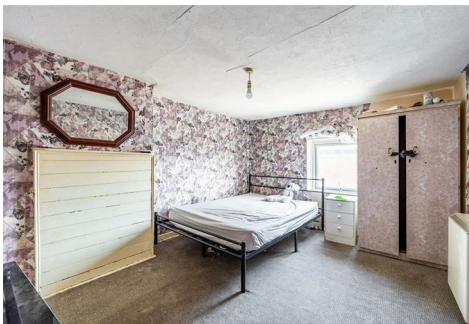


BRUCE MATHER

INDEPENDENT ESTATE AGENT



2 & 2a George Street, Boston, PE21 8XF Asking Price £159,950

Presenting this three-storey, freehold, mixed-use property comprising commercial premises to ground floor and having a three-bedroom maisonette to first and second floors.

The property presents ample opportunities for either self occupation, re-development or rental investment on the busy West Street, Boston. Don't miss this opportunity, call Bruce Mather today on 01205 365032 to arrange your viewing.

Asking Price £159,950

LOCATION

This 3 storey Mixed Use property is situated close to West Street, a major retailing area of Boston Town Centre providing a list of attractive shops and facilities having the bus and railway stations close by. The present tenants in the maisonette chose the property due to its closeness to these facilities.

ACCOMMODATION

2 GEORGE STREET: 2 commercial rooms to ground floor, 3 phase electric to ground floor commercial area, Gas is available but currently capped off.

2a GEORGE STREET: Ground Floor: Lobby, Utility Room. First Floor: Shower Room with New Suite and Large walk in Shower, including all pipework installed Sep 22, Lounge and Kitchenette, Double Bedroom. Second Floor: Two Bedrooms.

TENURE

The freehold of the property is for sale. 2a George Street presently has a residential tenancy agreement with the tenants paying £150 per week from 1st September 2023. The current tenants have lived in the Maisonette for approximately 4 years. The tenants pay the utility and council tax bills.

VAT

The owner has informed us the property is not registered for VAT.

EPC

2 George Street, Current Rating of 91, which is a D.
2a George Street, 'E' Rating.

BUSINESS RATES AND COUNCIL TAX

2 George Street will require an assessment from the Valuation Office Agency for Business Rates.
2a George Street, Council Tax Band A.

AGENT'S NOTE

The rental income and tenancy details stated in the brochure are as at October 2023. Prospective purchasers must confirm with their solicitor the rent payable as at the time of purchase. All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent.

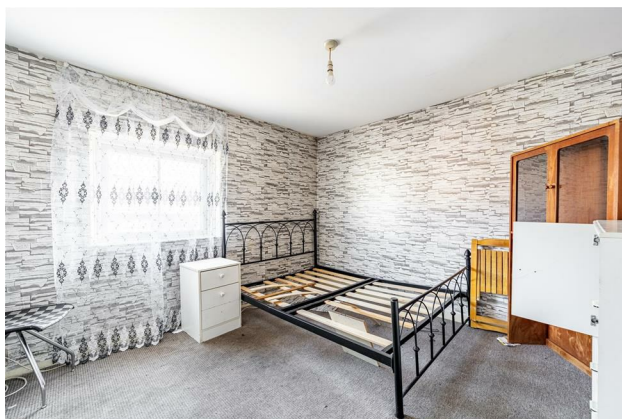
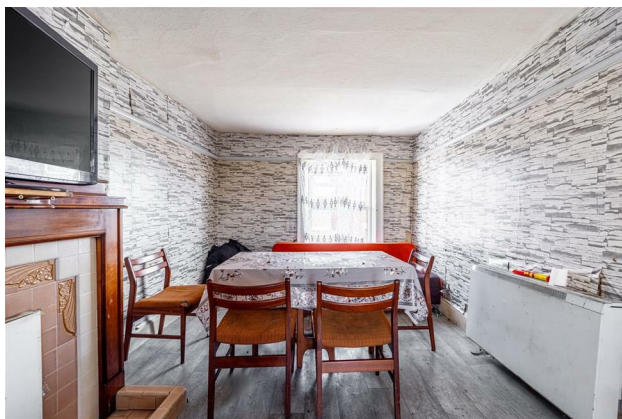
All properties are offered subject to contract subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

Bruce Mather Limited for themselves and for Sellers of this property whose Agent they are give notice that :-

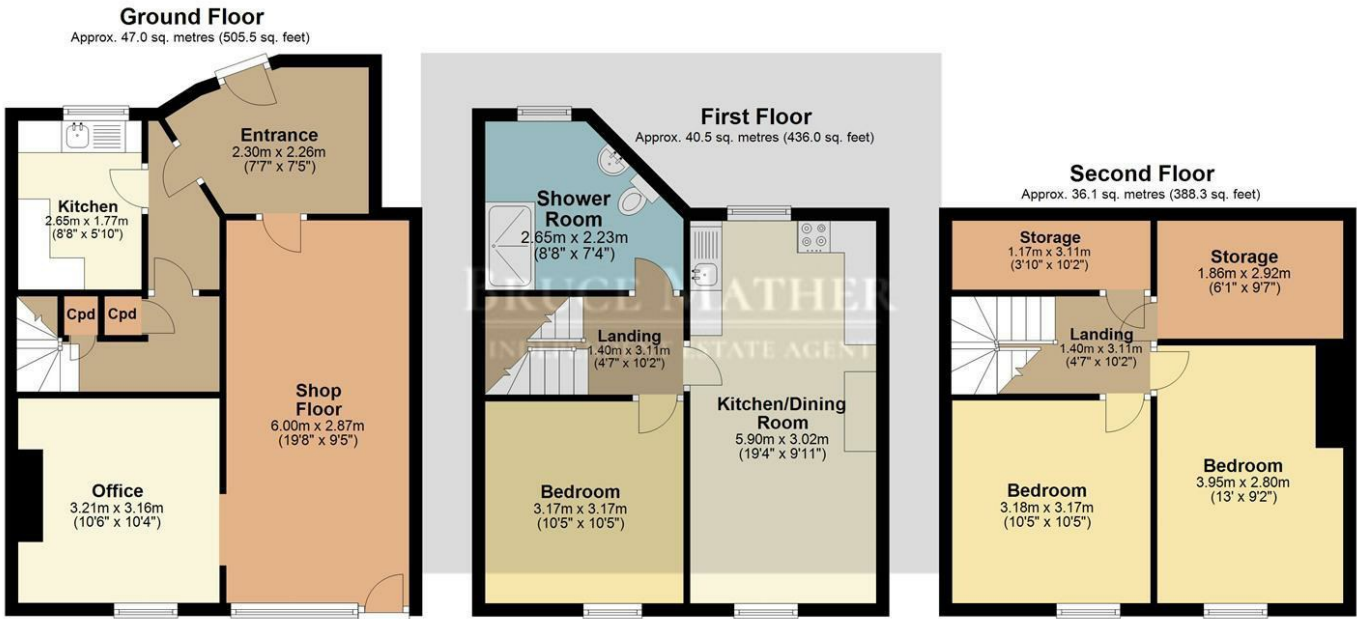
1) the particulars, whilst believed to be accurate, are set out as a general outline for intended buyers and do not constitute nor constitute part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) no person in the employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatever in relation to this property.

VIEWINGS

Strictly by appointment with the Selling Agent Bruce Mather Limited. Tel: 01205 365032.



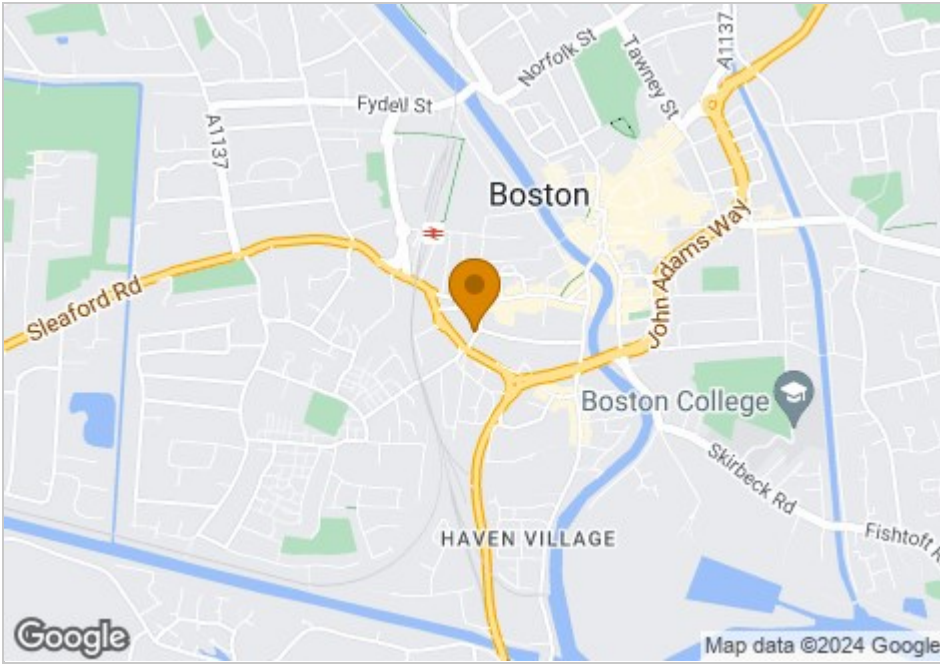
Floor Plan



Total area: approx. 123.6 sq. metres (1329.9 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.

Area Map



Website Link



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