

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



**15 Pen Street, Boston, PE21 6TJ**

**£155,000**

A Grade II Listed Property, with a gross internal floor area of 160.7sqm (1,730 sqft) comprising of a ground floor retail sales area extending to 37 sqm (395 sqft) plus ancillary accommodation, two bedroomed duplex apartment over two floors with two reception rooms, a kitchen and a family bathroom.

This ATTRACTIVE, CONSIDERABLE property is appropriately Grade II listed and situated in a MIXED USE area of the Town having neighboring Retailers and Residents. The property is closely located to the amenities and facilities of BOSTON TOWN CENTRE.

#### Shop Accommodation

An Attractive Ground Floor entrance leads to the Retail Space Comprising of

Sales Area 16'8" x 13'5" (5.1m x 4.1m)

Having a number of display light fittings and slatwall display panelling

Ground Floor Lobby

A separate entrance leads to the first and second floor apartment.

Secondary Sales Area 14'5" x 11'9" (4.4m x 3.6m)

Having lighting, a storage cupboard, a radiator with thermostatic valve and a window to the side elevation.

Tailor's Workshop 14'1" x 13'9" (4.3m x 4.2m)

Having lighting, a radiator with thermostatic valve and a window to the side elevation.

Ground Floor WC

Having high level WC, hand wash basin, a radiator, disabled access supports and an alarm chord.

Ground floor kitchen 16'0" x 11'1" (4.9m x 3.4m )

Having roll top work surfaces, tiled splashbacks, a gas cooker, a washing machine, stainless steel sink with drainer and mixer tap, a range of high level and low level units, a door and windows to side elevation

Residential Accommodation

Stairwell - First Floor Lobby

Lounge 16'0" x 14'1" (4.9m x 4.3m)

Having central heating radiator, storage cupboard and two windows to front elevation

Dining Room 14'1" x 11'9" (4.3m x 3.6m)

Having central heating radiator, window to side elevation and door through to bathroom and kitchen

Kitchen 16'0" x 11'1" (4.9m x 3.4m)

Having inset spotlights, roll top work surfaces, tiled splashbacks, a breakfast bar, an oven with 4 ring hob, a dishwasher, stainless steel sink with drainer and a mixer tap, a range of high level and low level units, windows to rear elevation.

Bathroom 16'0" x 11'1" (4.9m x 3.4m)

Having a bath with an electric shower over, pedestal hand basin, low level wc, intergas combi boiler, window to side elevation

Stairs to Second Floor

Bedroom 1 14'1" x 16'0" (4.3m x 4.9m)

Having two windows to front elevation, central heating radiator.

Bedroom 2 14'1" x 11'9" (4.3m x 3.6m)

Having windows to side elevation, central heating radiator. and a storage cupboard.

#### TENURE

Freehold with vacant possession upon completion.

#### VAT

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

#### EPC RATING

The property is Grade II listed and is EPC exempt.

#### AGENT'S NOTES

All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent.

All properties are offered subject to contract offered 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 given 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 rely on them as statements 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

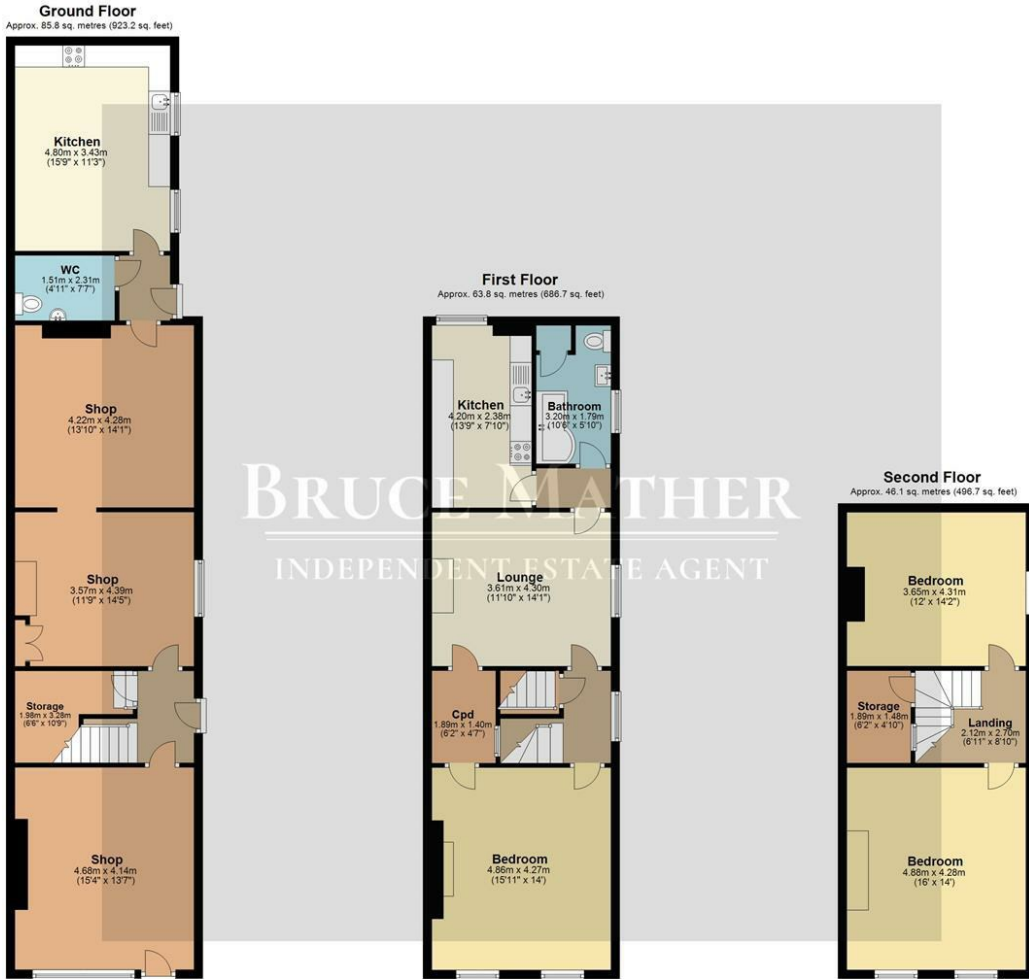
Strictly by appointment with the Selling Agent, Bruce Mather Ltd. Tel: 01205 365032.

#### BUSINESS RATES

The Rateable Value as at 1st April 2023 is £5,500.



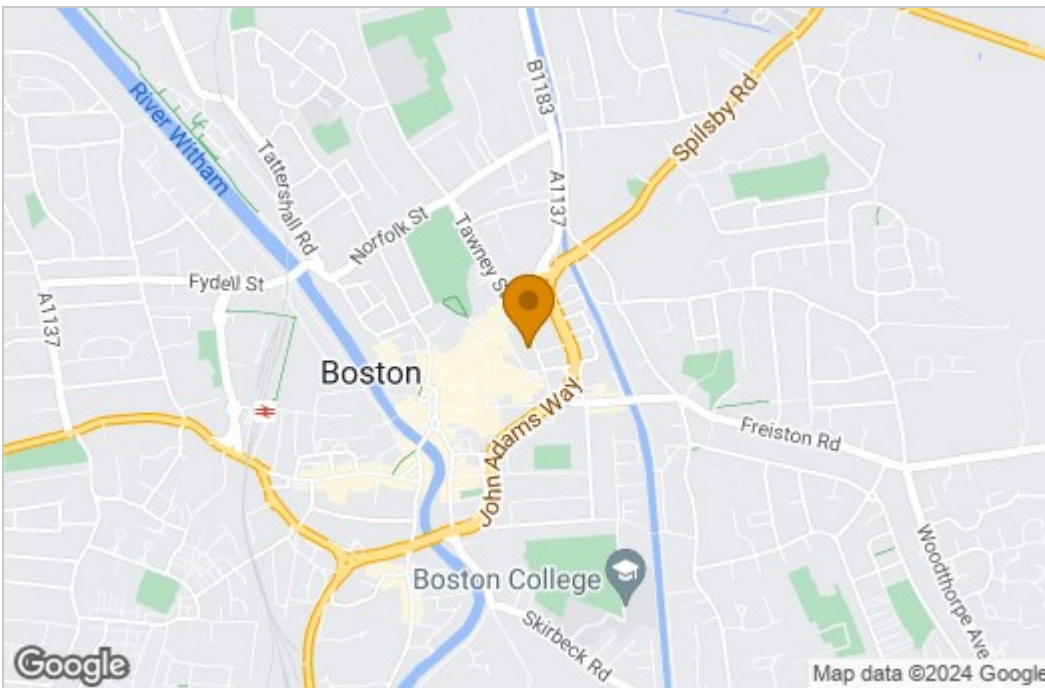
# Floor Plan



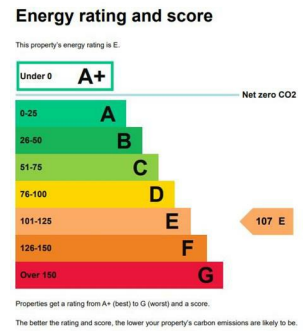
Total area: approx. 195.7 sq. metres (2106.6 sq. feet)

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



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.