

BRUCE MATHER LTD



18,18A,B,C & 20 High Street, Boston, PE21 8SH

EXTENSIVE 3 STOREY HIGH STREET MIXED USE Premises. This tenanted property comprises an Amusement Arcade and further Shop, with 3 Residential Flats above, being WELL LOCATED within this popular retail area of the town centre.

- **Freehold Investment Opportunity**
- **High Profile**
- **Current Income circa £30,000 p.a**
- **Residential & Commercial Premises**
- **Popular Retail Area**
- **Close to Town Centre**

£369,950

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DESCRIPTION

18 HIGH STREET

Commercial Let.
LA Amusements, Amusement Arcade

ACCOMMODATION

Ground floor, double fronted Amusement Arcade, with further first floor storage. The accommodation comprises an open plan showroom with further reception, kitchen, office and toilets to the ground floor with storage room, corridor, cloakroom and utility room, to the first floor,

RATEABLE VALUE

The Valuation Office Agency Rateable Value of £19,500 from 1st April 2017 comprises:-

Ground Floor:

Retail Zone A : 395.65 sq.ft. : 36.77 sq.m.

Retail Zone B : 359.92 sq.ft. : 33.45 sq.m.

Retail Zone C : 360.46 sq.ft. : 33.5 sq.m.

Remaining Retail Zone : 139.88 sq.ft. : 13 sq.m.

Retail Zone B: 106.52 sq.ft. : 9.9 sq.m.

Remaining Retail Zone : 230.26 sq.ft. : 21.4 sq.m.

Retail Zone C : 548.76 sq.ft. : 51 sq.m.

Public Toilets: 146.34 sq.ft. : 13.6 sq.m.

Total Ground Floor: 2287.79 sq.ft. : 212.62 sq.m.

First Floor Internal Storage : 511.10 sq.ft. : 47.5 sq.m.

Overall Total : 2798.89 sq.ft. : 260.12 sq.m.

20 HIGH STREET

Commercial Let. Occupier.
Ria Money Transfer & Info Express

ACCOMMODATION

A double fronted ground floor sales shop.

RATEABLE VALUE

The Valuation Office Agency Rateable Value of £8,900 from 1st April 2017 comprising of:

Ground Floor:

Retail Zone A : 307.84 sq.ft. 28.61 sq.m.

Ground Floor:

Retail Zone B: 218 sq.ft. : 20.26 sq.m.

Total: 525.84 sq.ft : 48.87 sq.m.

Between 18 & 20 High Street Shops, a communal ground floor entrance door provides access to the Hallway which, in turn, leads to 3 apartments:-

18A HIGH STREET

A first floor apartment comprising Entrance Hall, Landing, Lounge/Diner, fitted Kitchen, Double Bedroom and Shower Room.

Rental Income as at January 2018 : £425 per calendar month.

18B HIGH STREET

A first floor apartment comprising Hallway, Bedroom, Lounge/Diner with opening to fitted Kitchen, Bathroom.

Rental Income as at January 2018 : £450 per calendar month.

18C HIGH STREET

A second floor apartment comprising Hallway, Lounge/Diner, fitted Kitchen, 2 Bedrooms, Bathroom.

Rental Income as at January 2018: £525 per calendar month.

EXTERIOR

A rear garden laid to lawn overlooking the River Haven.



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TENURE

Freehold.

The freehold to the property is for sale. The property is subject to leases for the commercial units and residential apartments.

18 and 20 High Street : 15 year lease at £14,000 p.a.

18A High Street : Assured Shorthold Tenancy: £425 pcm, £5100 pa.

18B High Street: Company Let Tenancy Agreement: £450 pcm, £5400 pa.

18C High Street: Company Let Tenancy Agreement: £525 pcm, £6300 pa.

Gross Annual Income as at January 2018 : £30,800.

EPC RATINGS

First Floor Apartment 18a:

Energy Efficiency Rating: Current - D -61 Potential- C-72

Environmental Impact rating: Current- D-60 Potential- D-62

First Floor Apartment 18b:

Energy Efficiency Rating: Current - E- 39 Potential- D-67

Environmental Impact rating: Current- F -25 Potential- E-46

Second Floor Apartment 18c:

Energy Efficiency Rating: Current - D-64 Potential- C-74

Environmental Impact rating: Current- D-64 Potential- D66

AGENTS NOTE

The rental income stated is correct as at 6th January 2018.

Buyers must satisfy themselves at time of purchase the rental income charges.

The photographs for 18A, 18B, 18C are from 2017 before the tenants took occupation.

The amusement arcade is currently being refurbished (May 2018)

A copy of the lease is available for inspection at this office.

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

All properties are offered subject to contract or formal lease 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 and Lessors 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 or lessees 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 or Tenants should not 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 agents, Bruce Mather Ltd. Tel: 01205 365032, Option 3.

DIRECTIONS

From our offices in Pump Square proceed to John Adams Way, over the Haven Bridge and take the third exit at the roundabout. Turn left at the crossing into High Street and the property is on the right hand side.



Recommendation Report HM Government

This report is associated with an Energy Performance Certificate.

Report Reference Number: 9884-4032-0585-0501-5401

COMMERCIAL PREMISES

18-20 High Street

BOSTON

PE21 8SH

Building Type(s): A1/A2 Retail and Financial/Professional services

ADMINISTRATIVE INFORMATION	
Issue Date:	08 Feb 2018
Valid Until:	07 Feb 2028 (*)
Total Useful Floor Area (m ²):	360
Building Environment:	Heating and Natural Ventilation
Calculation Tool Used:	CLG, iSBEM, v5.4.a, SBEM, v5.4.a.1
Property Reference:	845545380001
Energy Performance Certificate for the property is contained in Report Reference Number: 0020-8954-0358-8531-5040	

ENERGY ASSESSOR DETAILS	
Assessor Name:	Angela Spencer
Employer/Trading Name:	Lincoln EPC
Employer/Trading Address:	5 St Botolphs Gate, Saxilby, Lincoln LN1 2RX
Assessor Number:	EES/009576
Accreditation Scheme:	Elmhurst Energy Systems
Related party disclosure:	

(*) Unless superseded by a later recommendation report

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