

A Fully Let Residential Investment Portfolio Available For Sale Freehold

7B-7H South End | Boston | Lincolnshire | PE21 6JX



Comprising 6 Houses and 1 Apartment Attractively Laid Out with River Views
Accommodation Extends to 796sqm, 8,570sqft GIA on 0.12 hectares, 0.3 acres
Currently Producing £75,000 per annum Gross

For Sale Freehold Subject to the Existing Tenancies
£1,250,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The historic market town of Boston is located approximately 115 miles to the north of London on the South Lincolnshire Fens and has a twice weekly market, a strong retail offering, large hospital, port and good leisure facilities.

It is estimated the town has a population in excess of 68,000 residents and is approximately 35 miles to the north-east of Peterborough, 35 miles to the south-west of Lincoln, 35 miles to the east of King's Lynn. It has a main railway station to Grantham and Nottingham, main road connections being the A16 trunk road and the A52 trunk road.

South End is located to the south of the town centre overlooking the River Haven.

Description...

The properties were completed in 2018 forming an attractive arrangement of terraced houses arranged in two blocks with one apartment.

The houses are two, three and four bedroomed with the apartment having a spacious two bedroomed layout.

The properties benefit from modern amenities and heating, with an enclosed bin store, communal facilities include a lawned garden, communal off street parking area and gated entrance.

The site area of the development is estimated to extend to 0.12 hectares, 0.3 acres and is designed to be low maintenance and highly attractive to the professional landlord in terms of upkeep requirements.



Services...

All of the properties have individual metered services.

EPCs...

Individual properties have Energy Performance Asset Ratings ranging from B83-B87. Further details are available on request.

Schedule of Accommodation....

7B South End	2 Storey House	3 Beds	1,100ft ²
7C South End	Second Floor Apartment	2 Beds	900ft ²
7D South End	3 Storey House	3 Beds	1,300ft ²
7E South End	3 Storey House	3 Beds	1,300ft ²
7F South End	3 Storey House	3 Beds	1,300ft ²
7G South End	3 Storey House	4 Beds	1,350ft ²
7H South End	3 Storey House	4 Beds	1,320ft ²
Total			8,570ft ²

Tenure....

Each individual unit is let on an Assured Periodic Tenancy.

The Portfolio is for sale freehold subject to the benefit of the occupational leases.

The purchase is available by way of Share Transfer if required.

Income...

The Portfolio produces a combined gross income of approximately £75,000 per annum.

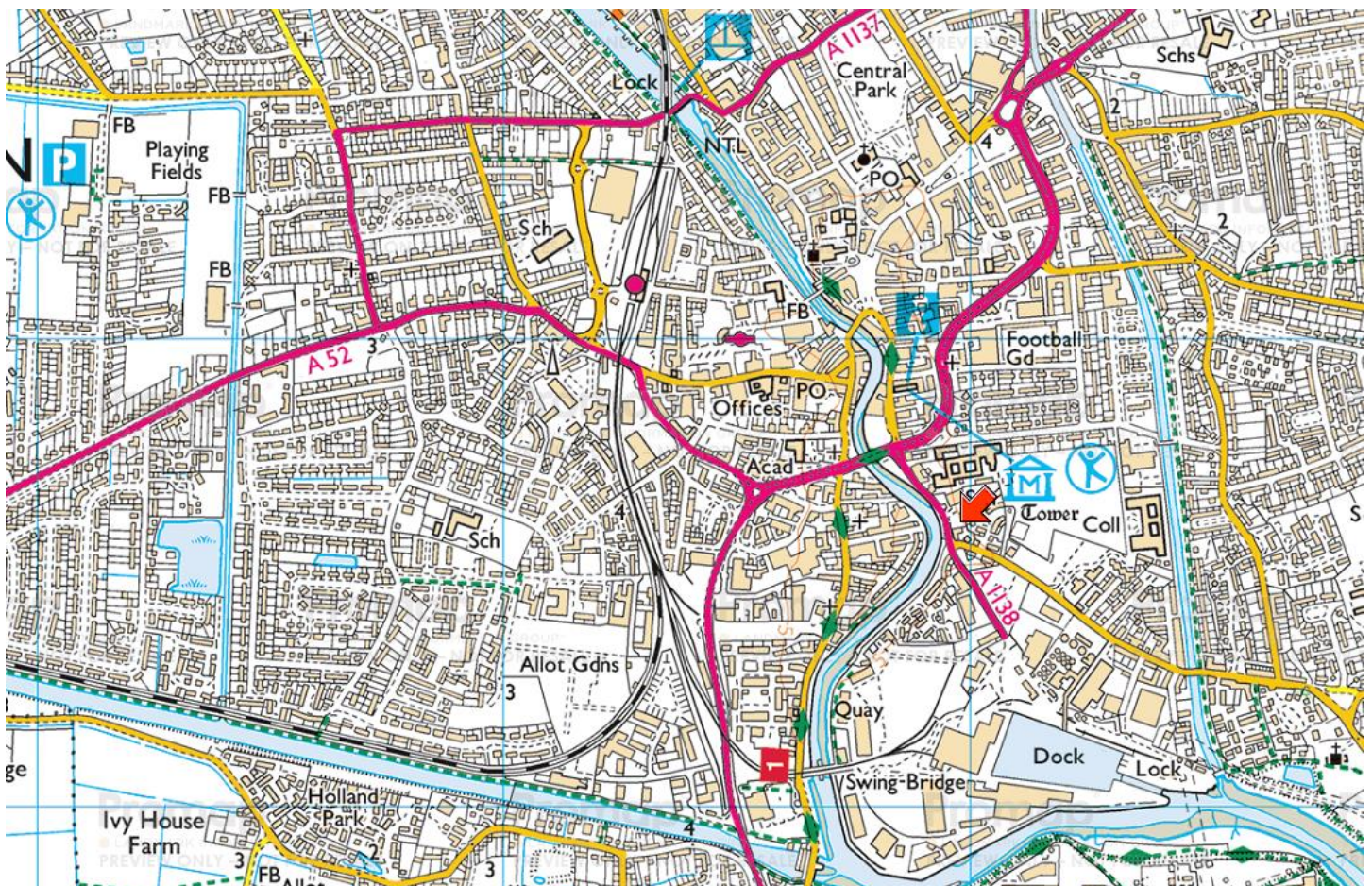
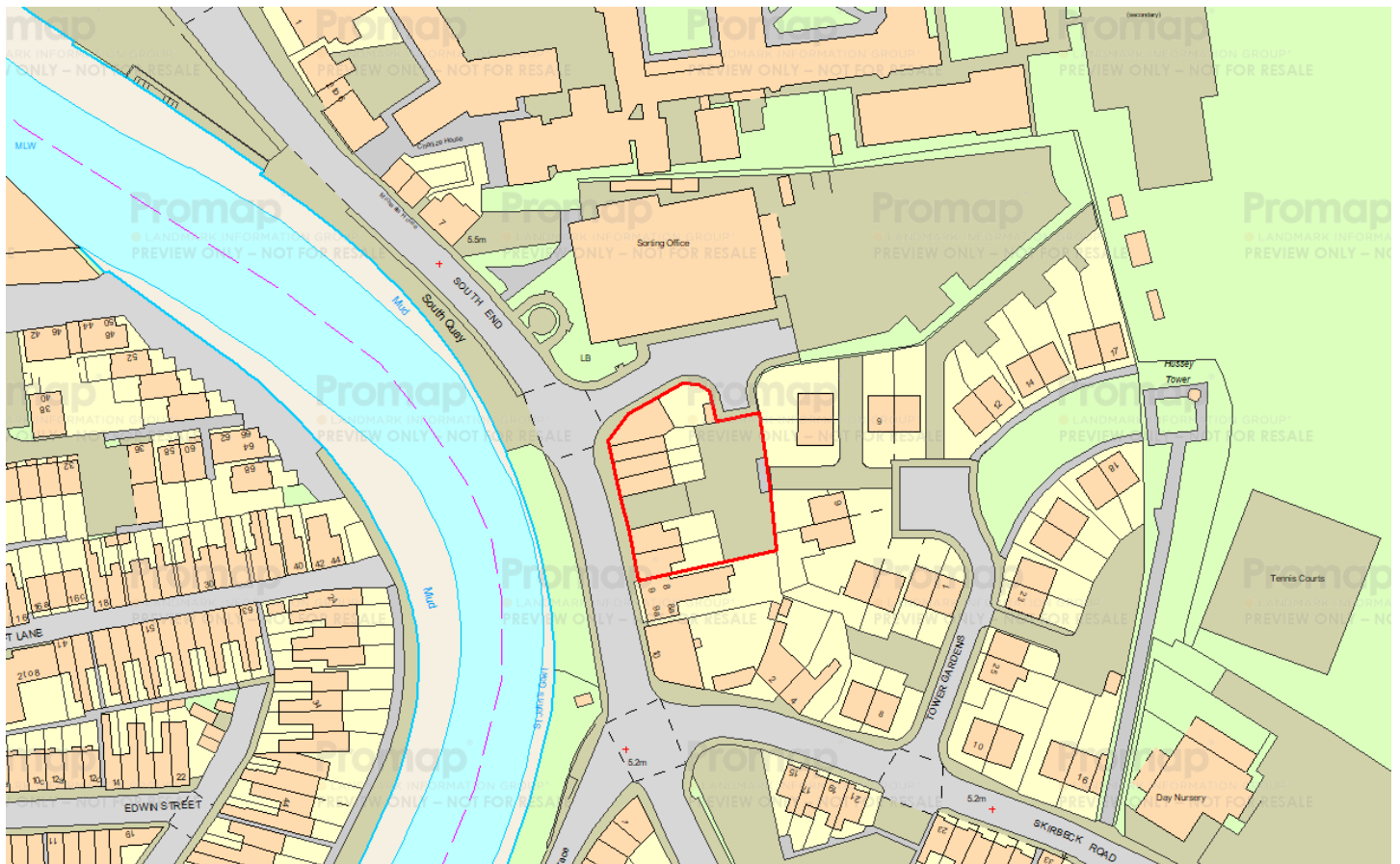
Outgoings...

Each property is individually assessed for Council Tax ranging from A to C, further details available on request.

Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.
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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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