BRUCE MATHER

INDEPENDENT ESTATE AGENT

Bella Hair & Flat 57 Wide Bargate, Boston, PE21 6SH

£159,950

An investment opportunity to acquire a prominent freehold mixed use 3 storey property situated in a busy Town Centre Location.

This FULLY TENANTED property features a well established ground floor commercial hairdressing salon alongside an attractive 2 bedroom maisonette. Both units are currently occupied by reliable tenants delivering cash flow from day one.

Current rental income £13,800 per annum.

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Investment Summary

This versatile mixed-use property presents an ideal acquisition for both seasoned commercial landlords and private investors seeking low-maintenance yields. Located on Wide Bargate, one of Boston's busiest economic areas, the site benefits from high footfall, excellent visibility, and close proximity to public town car parks.

Property Type	Mixed-Use Commercial & Residential freehold
Ground Floor Unit	Fully operational retail hairdressing salon (Bella Hair)
First Floor Unit	Beautifully appointed residential flat with independent access.
Total Annual Rent	**£13,800 per annum**
Tenancy Status	Both elements currently tenanted under lease agreements
Location Context	High commercial activity zone, adjacent to town marketplace parking

The Ground Floor Commercial Unit

The ground floor operates as nae stabilised, modern hair salon featuring professional Presentation, multi-station styling area, and client wash facilities. Positioned along a premier retail parade, it secures a stable local customer footprint. The unit benefits from prominent storefront signage.
Annual rent £6000

Business Rates £5,800 from 1st April 2026
EPC awaiting

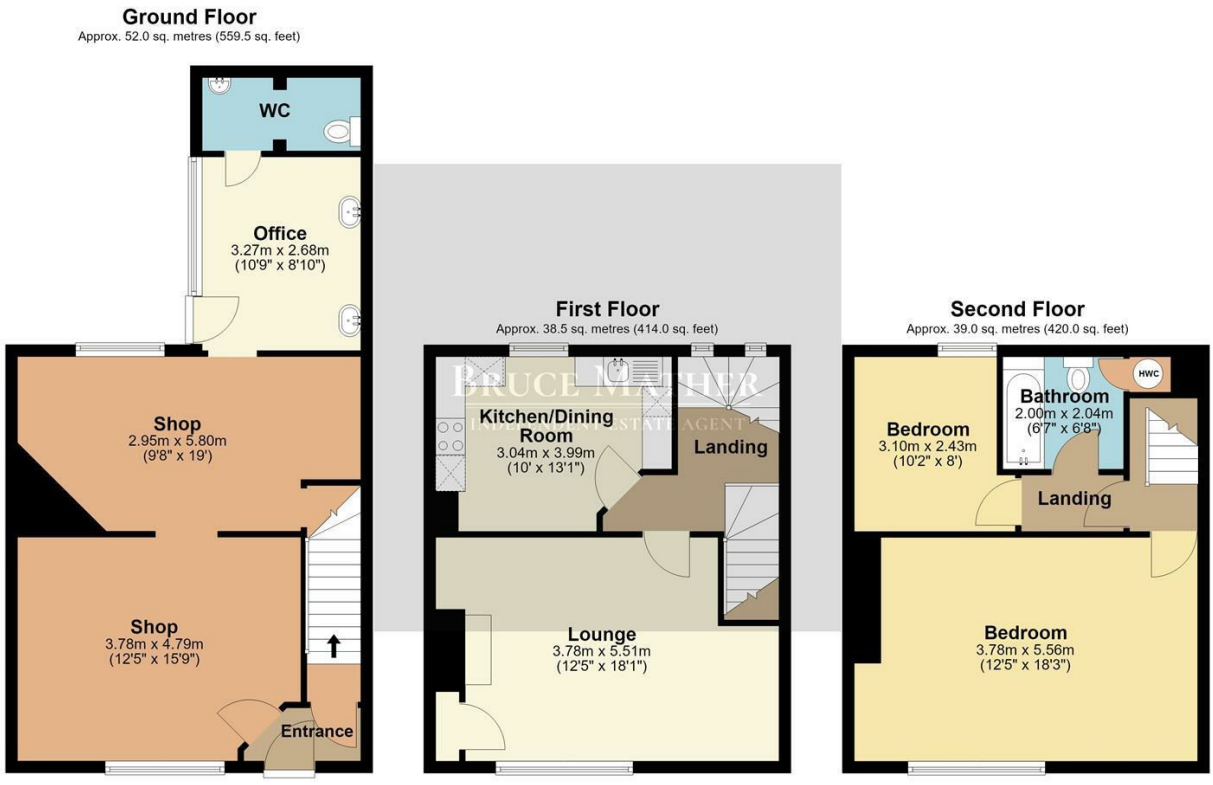
5 year lease commencing 6th March 2019 contracted out. Copy of lease available at our office.

The Residential Flat

To the upper level lies a beautiful configured and well-presented flat offering excellent proportioned accommodation over 2 floors. The residential accommodation caters perfectly to local professionals and has recently had the windows replaced to some of the rooms.
Annual rent £7800
EPC Rating E
Council Tax Band A

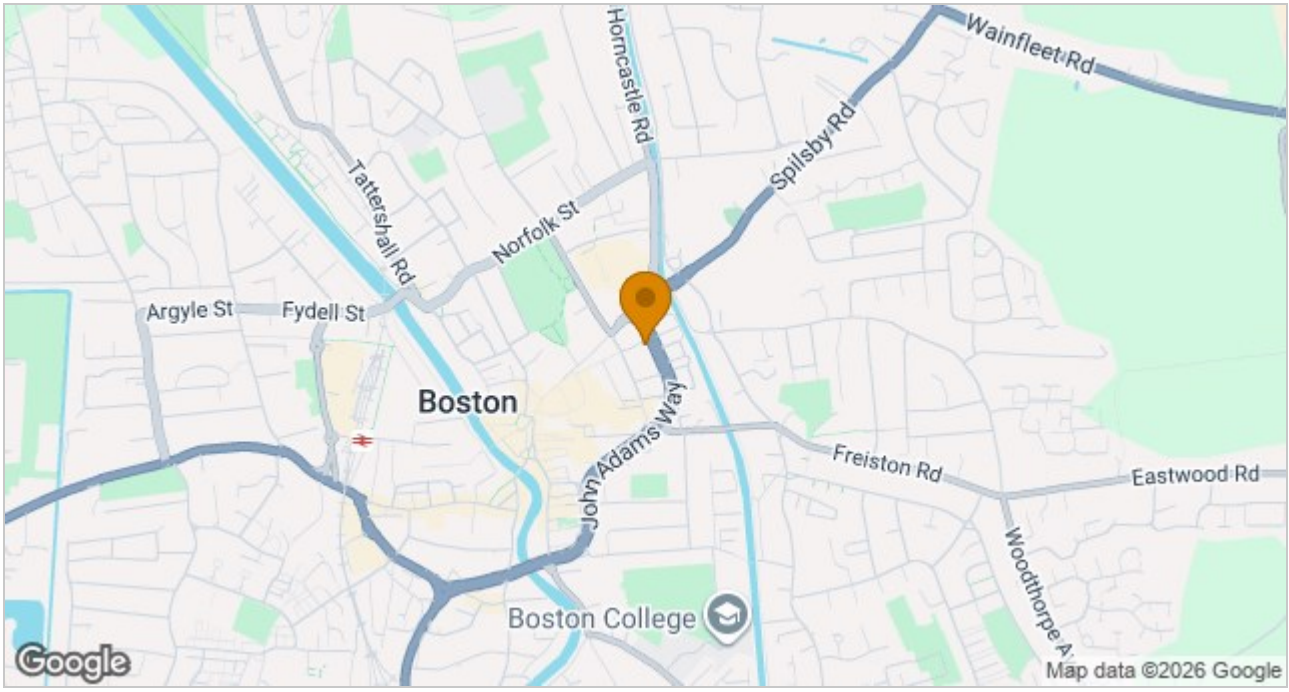
Viewings & Terms

Tenure: Freehold, subject to current tenancies.
Viewings: Strictly via planned appointments through the selling agents Bruce Mather on 01205 365032
As both spaces are occupied by active tenants, appropriate notice must be provided out of courtesy to business operations and residential privacy.



Total area: approx. 129.5 sq. metres (1393.4 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.



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6 Pump Square, Boston, Lincs, PE21 6QW
Tel: 01205 360 387 Email: sales@brucemather.co.uk brucemather.co.uk