



Auction

Retail in PE21

Horncastle Road, Boston, Lincolnshire,
PE21 9BN

£60,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- ✓ LET FOR 5 YEARS £895PM
- ✓ Central Location
- ✓ Newly Refurbished
- ✓ Freehold Title
- ✓ Suitable for a Variety of Uses

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding: terms and conditions apply.

We are pleased to offer to the auction this mixed use property which comprises of a commercial space to the ground floor and 1 Bed flat to the first floor. This property will make an ideal investment opportunity.

We have been advised that the property is now tenanted for 5 years at £895PM.

Please note we have not inspected the property.

Price: Starting Bid £60,000

Property Type: Retail

Business Type: Off License

Internal Size: 614 Square Feet

External Size: 614 Square Feet

Parking: On Street

Location

This property is located in central Boston. 1.3 miles from Boston Train Station making it an ideal location.

Accommodation

Ground Floor:

Hall - 1.4m by 3.56m

Commercial Unit - 4.8m by 3.56m

First Floor:

Living room - 3.4m x 3.56m

Kitchen - 2.2m x 2.3m

Bathroom - 0.85m x 3.56m

Landing - 2.m x 1.16

Second Floor

Bedroom - 3.4m x 3.56

Tenure

Freehold

Rateable Value

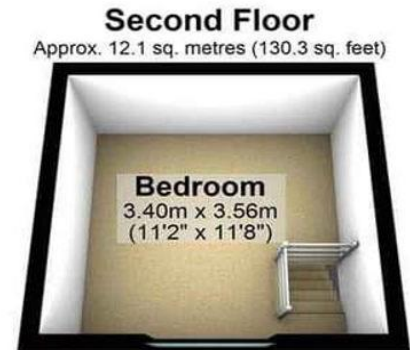
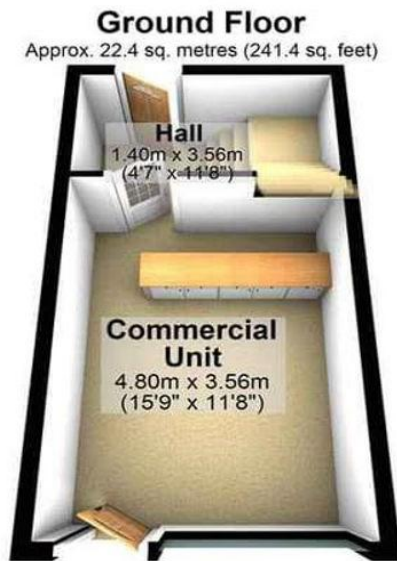
The adopted rateable value is £4,150 as of 1st April 2023

EPC

Available upon request (Rating B)

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment.



Total area: approx. 58.2 sq. metres (626.5 sq. feet)

Horncastle Road, Boston, Lincolnshire, PE21 9BN

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

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.

