



## 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

## 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.

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## 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

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## Tenure

Freehold

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## Rateable Value

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

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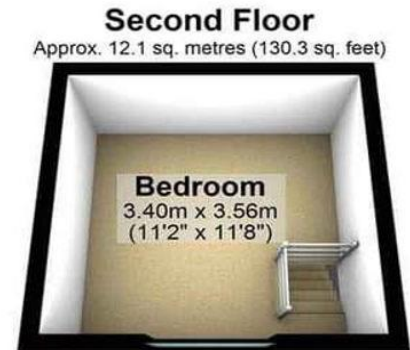
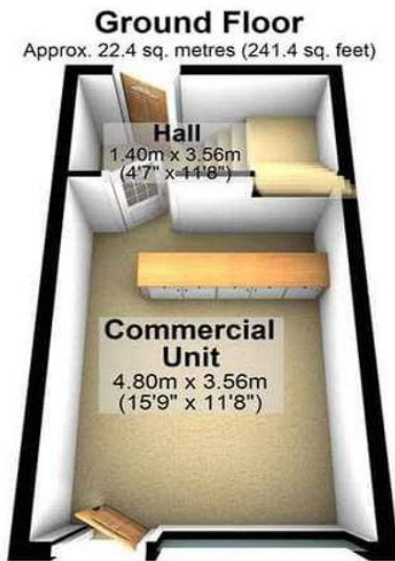
## EPC

Available upon request ( Rating B )

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## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto: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:

**11 Millington Road, Hayes, Middlesex, UB3 4AZ, Tel: 0800 500 3196, [www.adanestates.co.uk](http://www.adanestates.co.uk)**

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