

BRUCE MATHER

INDEPENDENT ESTATE AGENT



1, 1A, 1B James Street, Boston, PE21 8RD
Asking Price £205,000

An exceptional freehold mixed-use investment opportunity situated in a highly connected, high-footfall location. This prominent property generates a combined annual income of £18,300. The asset features a secure ground-floor commercial premises alongside two independent, self-contained one-bedroom apartments above, complete with rare front parking.

EXECUTIVE SUMMARY

A valuable, freehold, mixed-use tenanted, Town Centre investment opportunity.

This highly desirable property produces an annual income of £18,300. The property is fully occupied by tenants.

The income is generated from £575pcm for the Commercial Shop, £470pcm for First Floor apartment and £480pcm for the Penthouse apartment. This three storey property comes complete with desirable front parking.

Location & Connectivity

- **Transport Hubs:** Positioned just minutes on foot from both Boston Railway Station and Boston Bus Station.
- **Central Position:** Right in the heart of Boston, close to local shops and restaurants.
- **Convenience:** Walking distance to schools, local services, and transport links.
- **Ideal For:** Buy-to-let investors looking for strong rental potential.
- **Footfall:** High-visibility positioning ensures continuous commercial exposure and steady residential demand.

Property Composition

- **Ground Floor Commercial:** Let on a rolling lease to an established bus company, offering a reliable commercial anchor tenant.
- **Upper Floors Residential:** Comprises two separate, self-contained 1-bedroom flats, perfectly suited for professionals, commuters requiring close transit links or retired customers requiring close access to Town Centre amenities.
- **Exterior:** Includes dedicated off-street parking spaces to the front of the property, a premium asset for town centre accommodation.

Investment Highlights

- **Total Annual Income:** £18,300 gross.
- **Parking Advantage:** Front parking enhances both commercial convenience and residential tenant retention.
- **Diversified Risk:** Balanced revenue split from both the commercial and residential sectors.
- **Asset Management:** Excellent potential for long-term capital growth and future rental optimization.

ACCOMMODATION

GROUND FLOOR SHOP, 1 JAMES STREET

A lock up Retail Unit, approximately 307 sq ft, leased at £575 pcm to a local Bus Company, conveniently located to provide Rest Facilities for their drivers. The shop provides Retail Area, Store Room, Toilet and 2 car parking spaces. Rateable Value £6200.

FIRST FLOOR APARTMENT, 1B JAMES STREET

A well presented flat comprising Entrance Hall, Front Lounge, Kitchen, Double Bedroom and Shower Room.

Present tenancy since September 2015. Rent £470 pcm plus £30 a month for car park. The apartment has uPVC double glazed windows and a gas boiler for radiator heating. Total floor area approximately 312 sq ft (29 sq m). Council Tax band A.

SECOND FLOOR APARTMENT, 1A JAMES STREET

The penthouse flat, comprising Hallway, Living Room, Double Bedroom, Shower Room and Kitchen. Total Floor Area approximately 333.6 sq ft (31 sq m). Current tenancy since May 2021. Rent £480 pcm. The well presented apartment has a gas boiler for radiator heating and double glazed windows. Council tax band A.

EPC RATINGS

The EPC Rating for 1 James Street is B.

The EPC Rating for 1B & 1A James Street is C.

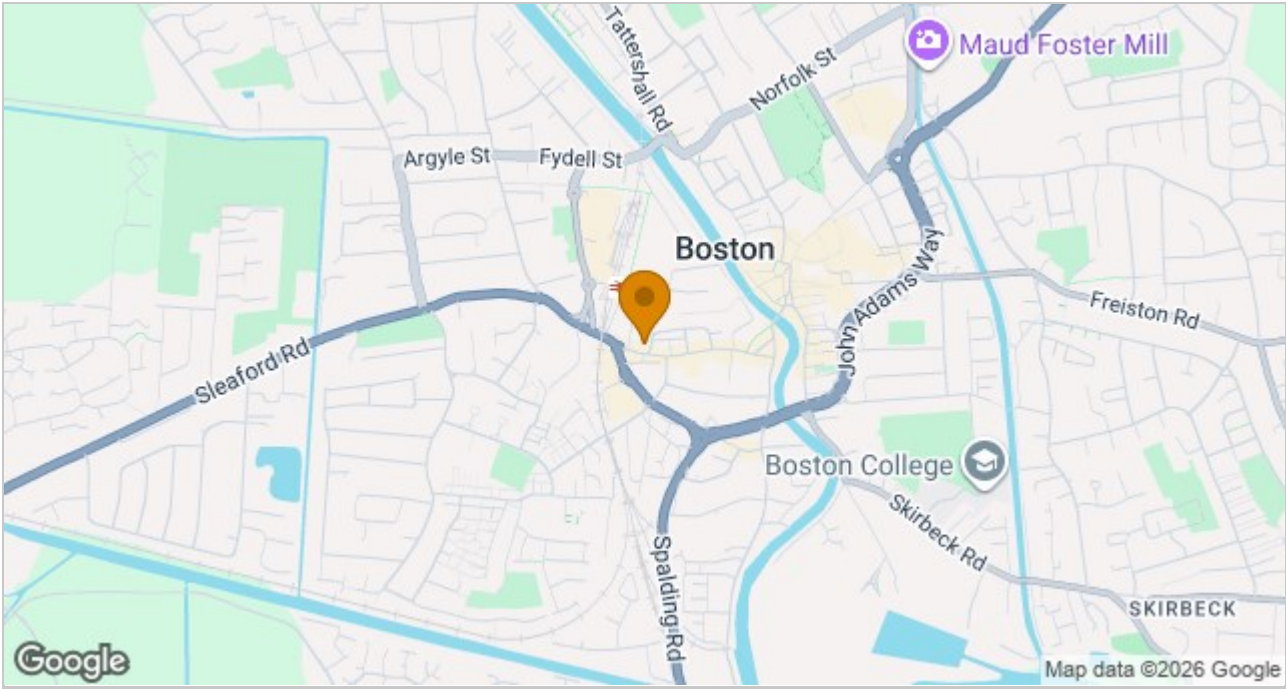
VIEWINGS

Strictly by appointment with the Selling Agent, Bruce Mather Ltd. Tel: 01205 365032.

AGENT'S NOTE

The interior photos were taken at the commencement of the tenancies.

Area Map



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