

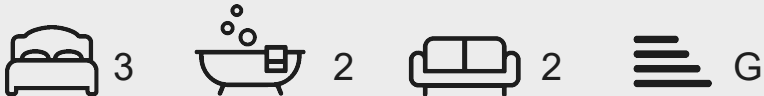
BRUCE MATHER

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.



6 Pump Square, Boston, PE21 6QW

Tel: 01205 365032 Email: sales@brucemather.co.uk brucemather.co.uk