

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



**9A Pen Street, Boston, PE21 6TJ**

**£64,950**

A ground floor Shop Premises FOR SALE enjoying frontage to the south side of Pen Street, within walking distance of Wide Bargate and two of the town's main car parks. The property has been used by the last tenant as a Osteopath and Pediatrist.

The premises provide a gross internal Retail Area of approximately 200 sq.ft. plus small kitchen/lobby area leading to cloakroom/w.c.

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## ACCOMMODATION

Through glazed entrance door into:-

SALES SHOP 10'8" x 9'7" (3.25 x 2.92)

Having display window to front elevation, electric heater; opening to:-

FURTHER SALES SHOWROOM/OFFICE 10'3" x 10'1" (3.12 x 3.07)

With wooden ceiling; ceiling light; window to side elevation. Opening to:

SMALL KITCHEN/LOBBY AREA

Having sink with double cupboard beneath. Door leading to:-

CLOAKROOM/W.C.

With low level w.c.; obscure glazed window to side elevation.

## TENURE

New negotiable length lease, upon FRI type terms.

## BUSINESS RATES

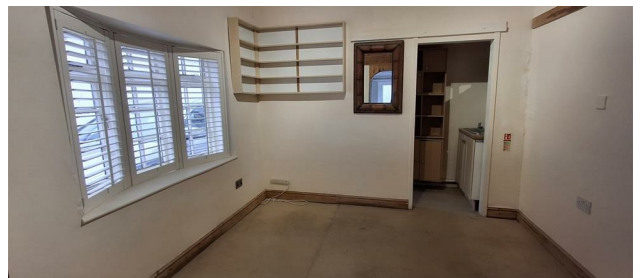
From information taken from the Local Authority web page, the Rateable Value Assessment is £4,100 from 1st April 2026. Prospective owners/tenants should make their own enquiries as to the amount of business rates payable.

## EPC

EPC Rating E

## VIEWING

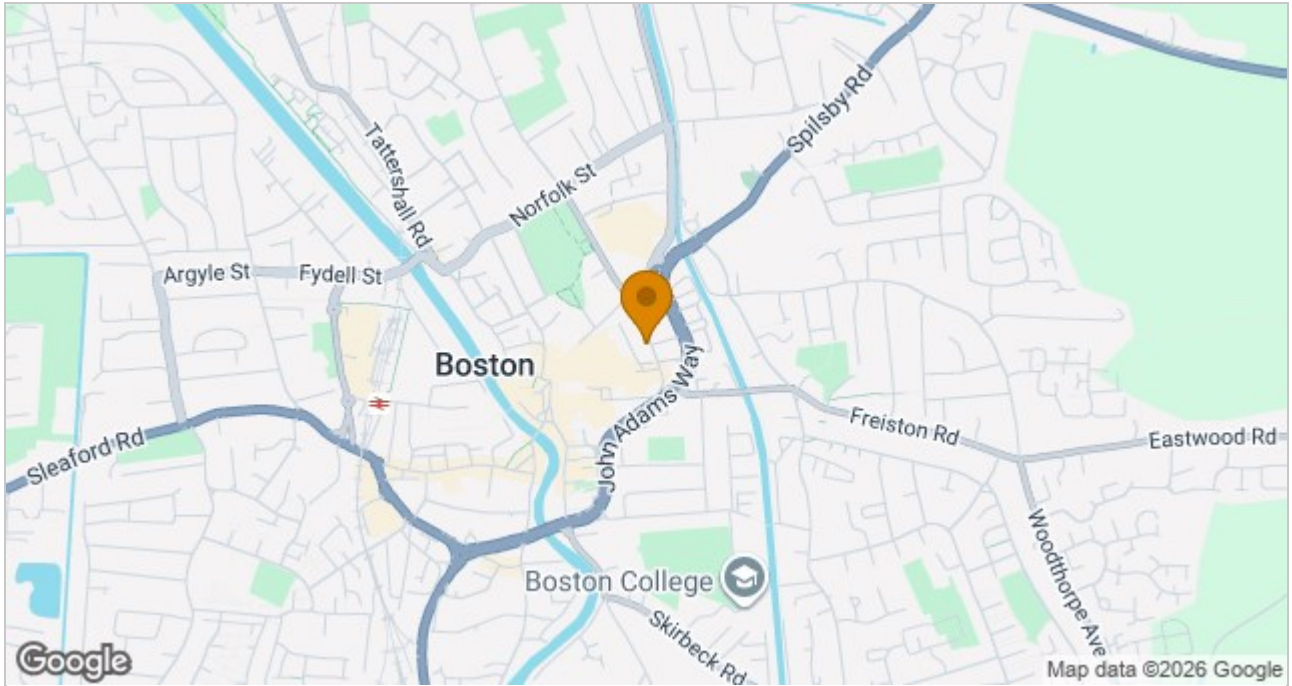
By prior appointment with the Selling Agents, Bruce Mather Ltd. Tel: 01205 365032.



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Area Map



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