

BRUCE MATHER

INDEPENDENT ESTATE AGENT



9A Pen Street, Boston, PE21 6TJ
Asking Price £59,950

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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DESCRIPTION

Executive Summary

- Asking Price: £59,950
- Property Type: Ground-Floor Shop / Practitioner Premises
- Size: Approx. 200 sq. ft. gross internal area (plus kitchen/lobby)
- Tenure: Freehold
- Rateable Value: £4,100 (Effective 1st April 2026)

Property Overview & Location

This prominent ground-floor lock-up shop unit enjoys excellent street-level frontage on the south side of Pen Street. The property is ideally situated within immediate walking distance of Wide Bargate and two of the town's primary public car parks, ensuring steady footfall and seamless client access.

Historically operated as a successful Osteopath and Podiatrist clinic, the space is layout-ready for medical, therapeutic, or professional consultation practices.

Alternatively, its open street-facing footprint provides a highly adaptable shell for a standard high-street boutique, salon, or creative studio office subject to the necessary consents.

Accommodation Breakdown

- Retail / Main Workspace: Approximately 200 sq. ft. gross internal area, incorporating a well-presented main customer greeting area or clinic room with high visibility street frontage.
- Staff Facilities: A dedicated separate kitchen and lobby area cleanly positioned toward the rear of the unit.

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

Business Rates & EPC

Business Rates: According to the Local Authority assessment, the Rateable Value is positioned at £4,100 effective from 1st April 2026. This entry-level figure means qualifying independent business owners may be eligible for significant Small Business Rate Relief. Prospective purchasers are advised to verify exact figures independently with the local council.

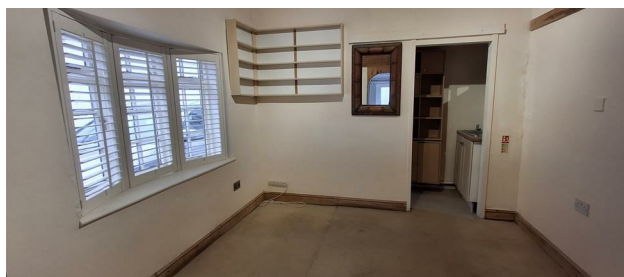
Energy Performance Certificate (EPC): The property has been assessed and holds a Band E rating.

Viewing & Contact Information

Viewing is strictly by prior appointment through the selling agents.

Sole Selling Agent: Bruce Mather Ltd

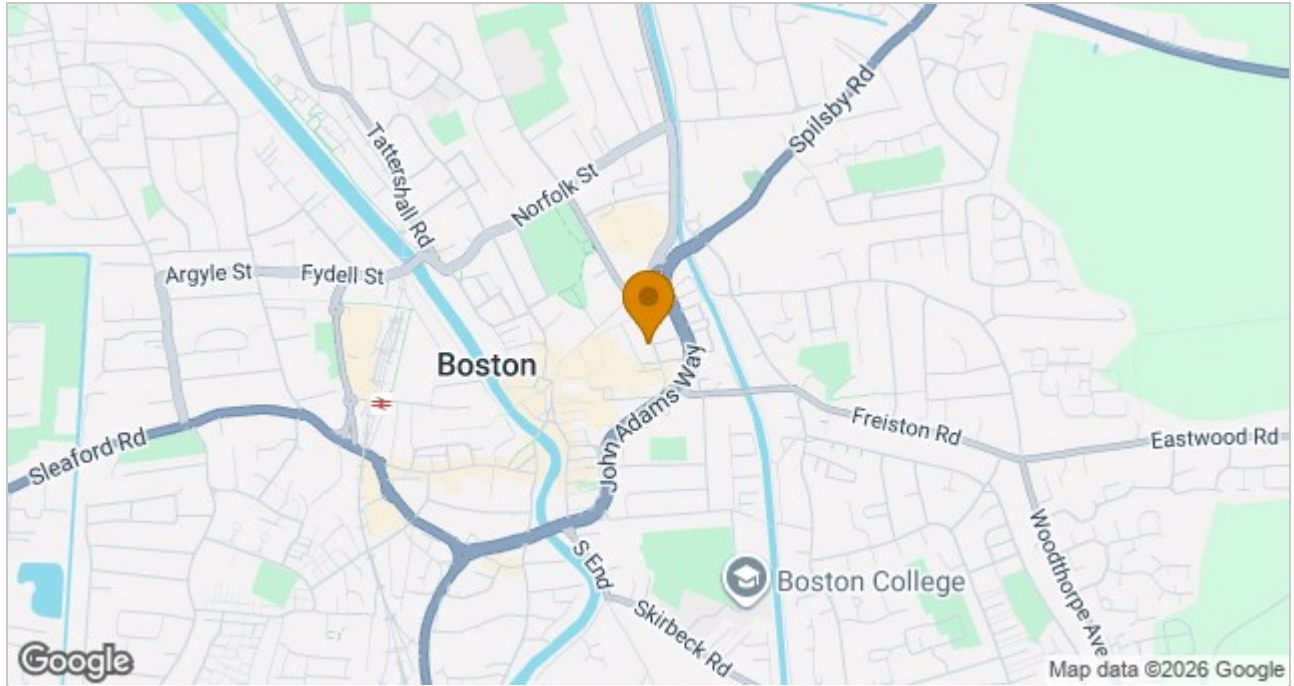
Telephone: 01205 365032



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Area Map



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