

# Due to Relocation Freehold Town Centre Retail Offices with Excellent Footfall

10 Dolphin Lane | Boston | Lincolnshire | PE21 6EU



3 Storey Terraced Building Extending to Provide 980sqft, 91.2sqm of  
Accommodation  
Front Sales Office with Bureau 18.5sqm, 200sqft

For Sale Freehold with Vacant Possession - Due to Relocation  
£149,000 plus VAT Subject to Contact

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

01205 361694  
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### Location...

The historic market town of Boston is located approximately 115 miles to the north of London on the South Lincolnshire Fens and is 70 miles to the north of Cambridge, 35 miles to the South of Lincoln, 35 miles to the west of King's Lynn, and 50 miles to the west of Nottingham.

The town has a population of approximately 80,000, a number of well regarded schools, good sporting facilities, large hospital port and twice weekly market.

The property is located in a Conservation Area at the centre of the Historic Core on Dolphin Lane, a busy medieval pedestrian conduit connecting Pump Square to the Market Place and Boston Stump to the north.

Neighbours include Beauty and Nail Salons, Hairdressers, Barbers, Florists, Butchers, Cafes, Children's Clothing, Dry Cleaners and other residential occupiers.

### Description...

Public Entrance  
Net Internal Window Frontage.....4.1m  
Front Reception Area/Bureau.....4.4m x 4.1m, 18.5sqm  
Currently partitioned to provide two kiosk reception areas.  
Rear Office.....3m x 2.8m, 8.5sqm  
Containing kitchenette.  
Understairs Cupboard  
WC  
Rear Store.....3.1m x 2.5m, 8.8sqm  
Having tiled floor and doorway to external bin store and Fire exit.

Stairs lead to the first floor  
Office.....4.5m x 4.1m, 18.45sqm  
Having airing cupboard.  
Rear Office (through).....3m x 2.5m 7.7sqm

Second Floor  
Office 3.....4.4m x 4.1m, 17.9sqm  
Store Off.....2.8m x 2.5m, 7.3sqm



### Schedule of Accommodation...

Sales	18.5sqm	200sqft
Offices	69.3sqm	745sqft
Gross Internal Floor Area (Est.)	91.2sqm	980sqft

### Tenure...

The property is available for sale freehold with vacant possession.

### Outgoings...

The property has a Rateable Value of £6,700.

### EPC...

The property has an Energy Performance Asset Rating D88.

### Viewing...

All viewings are to be made by appointment through the agent.

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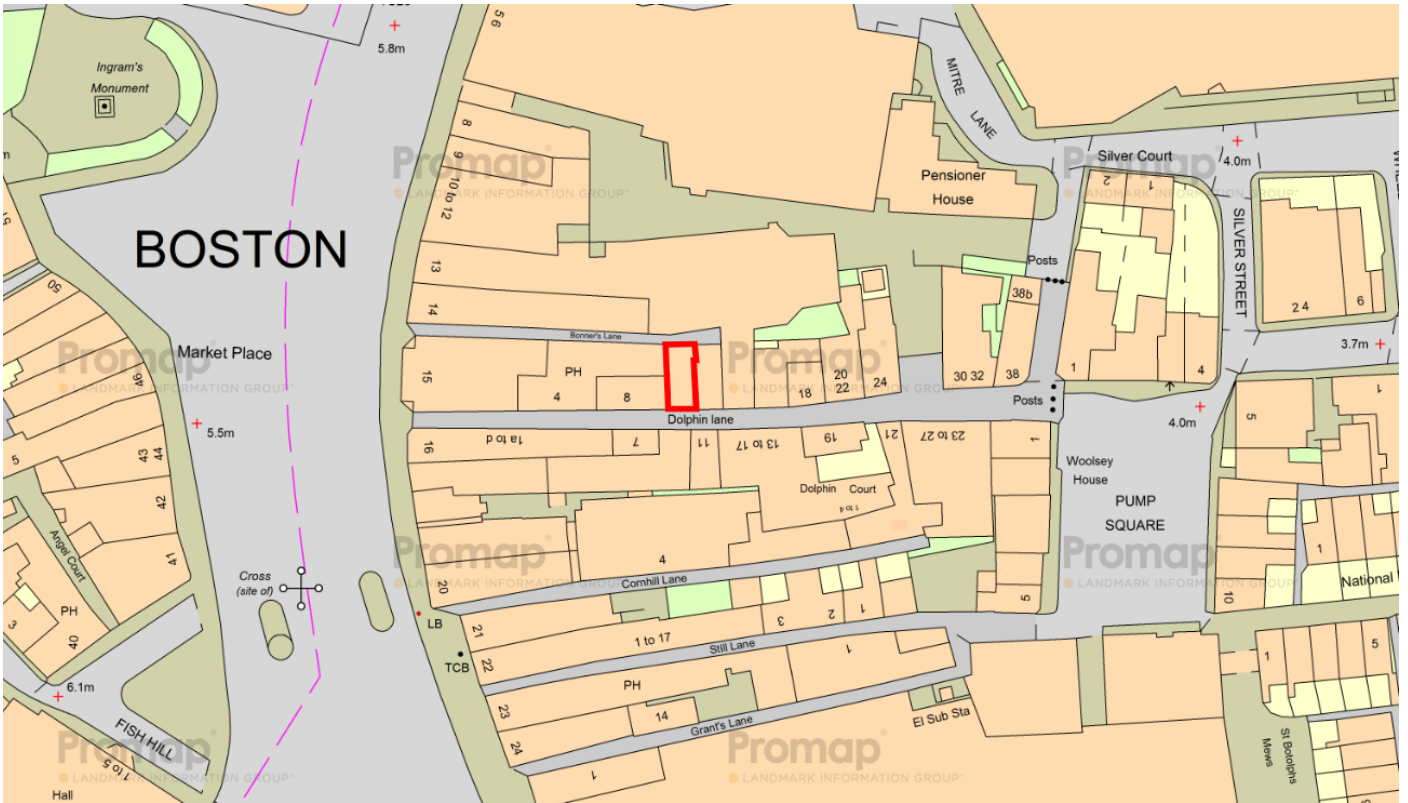
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**RICS**



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