

# Prominent Town Centre Upper Floors Available for Sale Development Potential for Residential Conversion Consideration Given to Offers Subject to Planning

14-16 Strait Bargate | Boston | Lincolnshire | PE21 6LW



Upper Floors Extending to Over 2,500sqft Across Two Levels  
Self-Contained Access from the Side of the Property  
Prime Town Centre Location in the Heart of the Pedestrian Precinct  
Ideal for Residential Conversion, Subject to Planning

Available For Sale Leasehold with 999 years remaining  
£150,000 plus VAT Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

01205 361694  
www.poyntons.com  
sales@poyntons.com



## Location...

Boston is a thriving market town with a retail catchment of over 130,000 shoppers and a resident population of 68,000 people. It is strategically located:

- **115 miles north of London**
- **35 miles south-east of Lincoln**
- **40 miles east of Nottingham**
- **35 miles west of King's Lynn**

The property is situated in the heart of Boston's prime retail precinct, enjoying high pedestrian footfall and excellent visibility. Nearby retailers include Caffè Nero, Next, Vision Express, EE, Argos, New Look, and F Hinds, ensuring a strong surrounding commercial presence.

## Description...

The property comprises the first and second floors of a substantial and well-positioned town-centre building, benefitting from a dedicated ground floor entrance to the side. These upper floors currently provide a mix of spacious storage areas and ancillary accommodation but offer a fantastic opportunity for conversion into high-demand residential apartments, subject to planning.

With generous floor areas and flexible layouts, the space is well-suited for a variety of residential configurations, whether as individual apartments, a co-living space, or serviced accommodation to meet the growing demand for town-centre living. The natural light, high ceilings, and character features of the building provide a strong foundation for a high-quality conversion.

Situated in the heart of Boston's prime retail precinct, future residents would benefit from immediate access to shops, cafés, restaurants, and essential amenities, all within a pedestrian-friendly setting. The property also enjoys excellent transport links, making it an appealing prospect for professionals, commuters, and investors alike.

This is a rare opportunity to acquire a versatile freehold interest in a sought-after location, with the potential to create modern urban living spaces in one of Lincolnshire's key market towns.

## Accommodation...

An dedicated entrance to the side of the property leads to the rear stairway providing convenient access to the upper floors.

The upper floors are divided into a number of rooms on two elevations, with two staircases leading to the second floor where there are further rooms forming additional accommodation.

| Floor  | Size (sqft) |
|--------|-------------|
| First  | 1,535 sqft  |
| Second | 999 sqft    |

## Tenure...

The property is available for sale on a leasehold basis with 999 years remaining.

## Planning...

The upper floors are considered suitable for conversion to residential apartments, subject to obtaining the necessary planning consents.

The vendor will consider offers subject to planning.

## EPC...

The property has an Energy Performance Asset Rating D97. Further details are available on request.

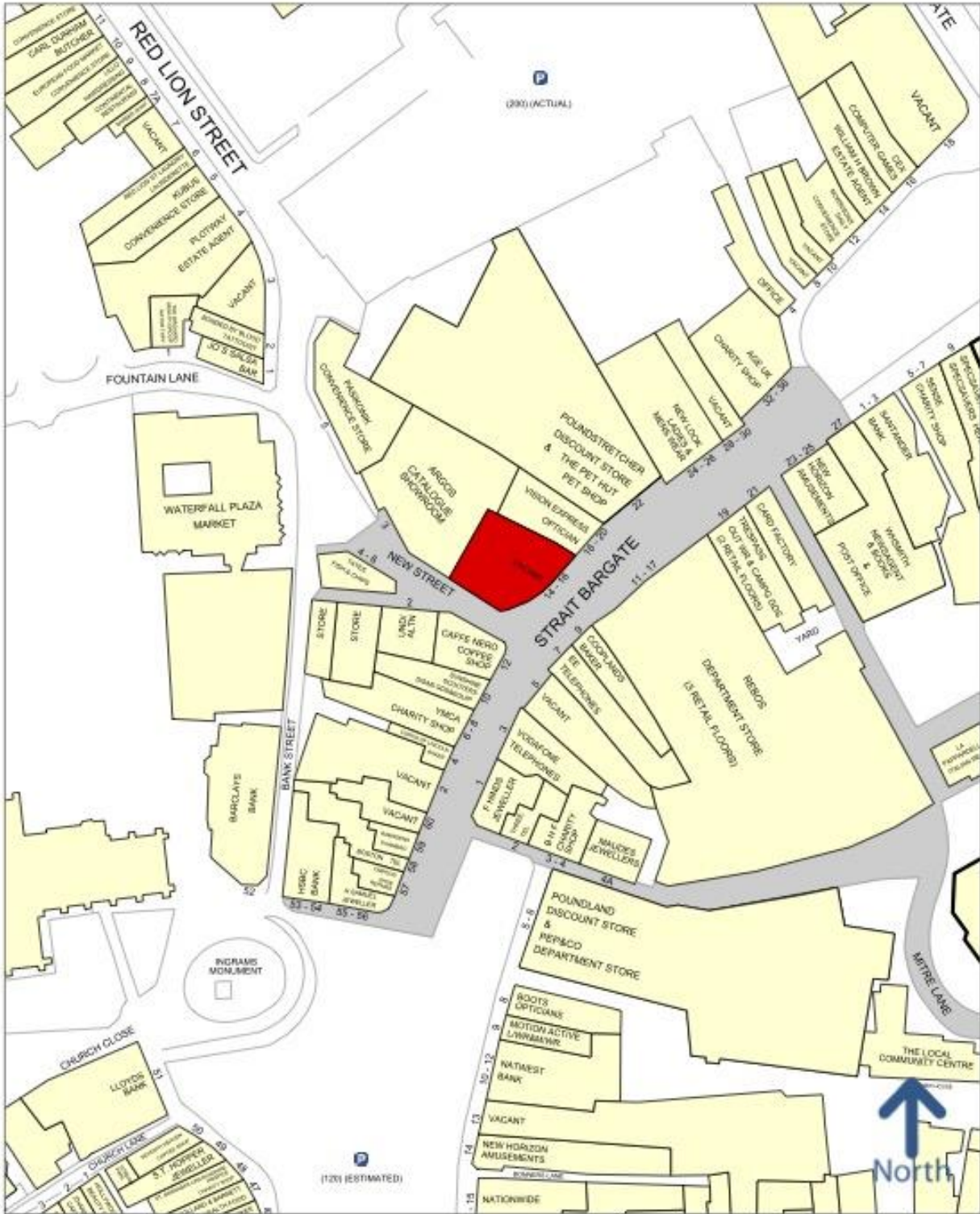
## VAT...

The vendor reserves the right to charge VAT at the prevailing rate where applicable.

## Viewing...

Strictly by appointment through the agent:

Poyntons Consultancy  
24, 26, 28, South Street,  
Boston, Lincolnshire PE21 6HT  
Tel 01205 361694  
sales@poyntons.com | poyntons.com



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

Experian Goad Plan Created: 11/08/2022  
Created By: Poyntons Consultancy Ltd

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

**Misrepresentation Act:** The particulars in this brochure have been produced in good faith and are set out as a general guide and do not constitute whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

**Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.