



27-28 MARKET PLACE BOSTON, PE21 6EH

FOR SALE

- Town centre bank premises with 307.49sq.m/3310sq.ft at ground floor level
- Achieving approx. £28,000 per annum exclusive
- Prominent position
- Grade II Listed Building

PRICE: £300,000

LOCATION

Boston is a large market town and port within south-east Lincolnshire, with a resident population of 36,000 persons, sited some 30 miles south-east of Lincoln and 23 miles south of Skegness. Within the town are to be found traditional services and retail amenities with a significant retail scheme on Pescod Square.

The property is prominently situated on Market Place in a well-established, high footfall area of the town centre. Neighbouring occupiers include Boots the Chemist, Edinburgh Woollen Mill, and Holland & Barrett.

ACCOMMODATION

MAIN BANKING HALL

Split with:

GLASS PARTITIONED OFFICE

3X FURTHER GLASS PARTITIONED OFFICES/MEETING ROOMS

ATM ROOM

KITCHEN

With base units, stainless steel sink and drainer, and electric heater.

BACK OFFICE

With door to store and secure area.

GENTS WC

With urinal, cubicle, and wash hand basin.

LADIES WC

With 2x cubicles and wash basins.

OFFICE

With air conditioning unit.

OUTSIDE

Rear access to staff parking.



SERVICES

Some mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants should make their own enquiries.

RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Bank and premises

Rateable Value - £43,000 (£32,750 from 1st April 2026)

Rating Authority - East Lindsey District Council.

TENURE

The property is believed to be of freehold tenure.

LEASE DETAILS

The property is Let by way of a 5 year FRI lease from 20.08.2023 at a rent of £28,000 per annum exclusive. The tenant has a break clause at the end of Year 3.

VAT

Please note, all prices quoted may be subject to VAT unless stated otherwise.

VIEWING

Strictly by appointment with the sole agents, TES Property.