

RETAIL FOR SALE BOSTON

10 Market Place, Boston PE21 6EJ



LOCATION

Boston is a market town in the county of Lincolnshire, with a population of approximately 45,000. It is situated approximately 48 km northeast of Peterborough and approximately 26 miles east of Grantham.

Boston's retail sector is centered around Market Place and Strait Bargate. This property is situated on the eastern side of Market Place, close to the junction with Strait Bargate. Surrounding occupiers include **Poundland**, **Boots Opticians**, **Nationwide**, **F Hinds** and the **Dolphin Lane Shopping Mall**. The main entrance is located on Market Place, with additional access at the rear leading to a courtyard.

DESCRIPTION

The ground floor of the property comprises retail space, five offices and additional storage spaces. There are two further floors, providing additional storage spaces, offices, a staffroom and WCs.

TENURE

Freehold with vacant possession.

GUIDE PRICE

Offers in excess of £290,000.

EPC

A copy of the Energy Performance Certificate is available on request.

ACCOMMODATION

Ground Floor	2,454 sq ft	227 sq m
First Floor	945 sq ft	88 sq m
Second Floor	704 sq ft	65 sq m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£35,500
Rates Payable (2026)	£15,336

This information is for guidance only, interested parties to make their own enquiries.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWING & OFFERS

This property is being sold through an informal tender process hosted on **Offr.io**. To view full details and participate in the sale, please scan the QR code above. All interested parties must register on **Offr.io** to submit an offer.

BWD

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