



The Britannia

Freehold

Offers in the Region of **£175,000** Excluding VAT (if applicable)

The Britannia, 4-8 Church Street, Boston, Lincolnshire, PE21 6NW

AT A GLANCE

- Historic Grade II Listed Pub
- Adjacent to Market Square and St Botolphs
- Domestic Accommodation over Upper Floors
- Total Site Area c. 0.058 acres
- Located in Historic Town Centre
- Rear Terrace Overlooking River
- Planning Granted for Conversion to 3 Flats
- Ground Floor Footprint c. 2,044 ft²

Viewing And Further Information

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PROPERTY

The Britannia Public House which was originally at 4 Church Street and later merged with the attached 6 and 8 Church Street is a three, two and single storey end of terrace property. The property has a main elevation to Church Street with a curved corner elevation that wraps around the eastern corner of the building, returning southwest along a narrow access laneway between the Britannia and the site of the former fish market to the southeast.

The internal accommodation briefly comprises an entrance porch via the curved doorway, leading to the main bar and trading areas. The trading areas are split into sections with a single bar servery, pool room, a lower-level area with DJ booth and wooden floors; and a rear room, with AWP and boxing machines and access to the riverside terrace.

The pub also has Ladies and Gents W.C.s and two further rooms to the rear of the pub, that are used for storage.

The domestic accommodation is situated over the upper floors and briefly comprises a lounge, bathroom (with separate W.C.) over the first floor, with stairs up to a domestic kitchen. A separate staircase provides access to two additional rooms on the second floor.

To the exterior, there is a small terrace to the rear of the pub, overlooking the river. A storage shed, housing a boiler, is accessed from the terrace.

PLANNING

The local authority is Boston Borough Council. The site is located within the Boston Conservation Area and the building itself, comprising 4, 6, and 8 Church Street, is Grade II Listed.

The property benefits from planning permission granted 11 March 2025 (Application Reference: B/24/0336) :Listed Building Consent for proposed conversion into 3 no. apartments and associated works.

UTILITIES

We understand all mains services are connected.

MEASUREMENTS

The total site area is approximately 0.058 acres and the ground floor footprint (GEA) extends to 2,044ft². Measurements are taken from digital mapping and are approximate.

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.



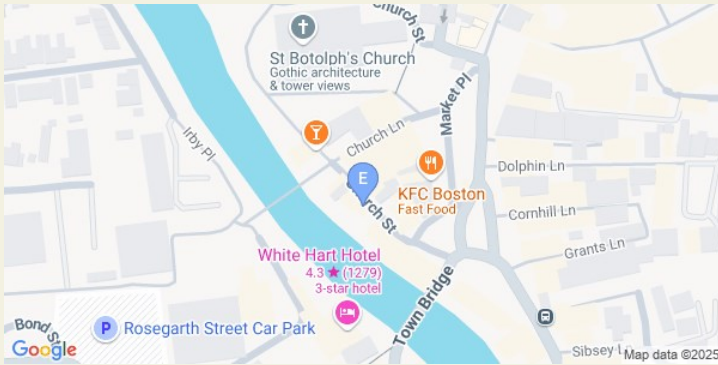
THE BUSINESS

The vendor runs a leased and tenanted estate and as such has not occupied the property and does not have any knowledge of the day to day running of the business. The vendor does not have access to any accounts or historical trading information.

RATES & CHARGES

The Rateable Value (RV) has been assessed at £14,750.



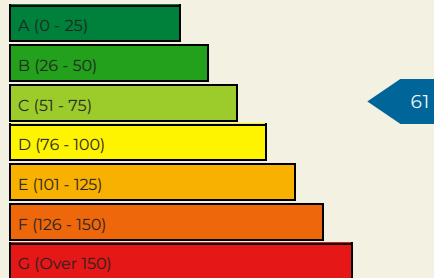


LOCATION

The Britannia Public House is located in the historic core of Boston, on the northeast side of the River Witham, just off the market square. Boston is a market town and inland port in the borough of the same name in the county of Lincolnshire. It lies to the south-east of Lincoln, east of Nottingham and north-east of Peterborough. The Haven in Boston flows about 5 miles away to the Lincolnshire coast at The Wash, a bay between Lincolnshire and Norfolk. Boston's most notable landmark is St Botolph's Church, colloquially referred to as 'The Stump', the largest parish church in England. According to the 2021 Census, the population of Boston is around 70,815. This is 9.1% higher than the 64,600 reported in the 2011 Census.



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