



Commercial Development in PE21

High Street, Boston, Lincolnshire, PE21
8SH

£225,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ Investment Oppourtunity
- ✓ Freehold title
- ✓ Tenanted Units
- ✓ Mixed Use
- ✓ Outdoor Space At The Rear

Arrange a viewing

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Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

INVESTMENT OPPORTUNITY – An exciting opportunity to acquire a prominent three-storey mixed-use property in a popular town centre location. The property comprises a tenanted amusement arcade and retail unit, together with three residential flats above, providing a diverse investment with multiple income streams. Offered for sale via online auction.

ACCOMMODATION

Ground floor, double fronted Amusement Arcade with further first floor storage.

The accommodation comprises an open showroom with further reception, kitchen, office and toilets to the ground floor with storage room, corridor, cloakroom and utility room, to the first floor,

20 HIGH STREET

Commercial Let.

Ria Money Transfer & Info Express

ACCOMMODATION

A double fronted ground floor sales shop.

18A HIGH STREET

A first-floor apartment comprising Entrance Hall, Landing, Lounge/Diner, fitted Kitchen, Double Bedroom and Shower Room. Rental Income as at August 2026: £625 per calendar month.

18B HIGH STREET

A first-floor apartment comprising Hallway, Bedroom, Lounge/Diner with opening to fitted Kitchen, Bathroom. Rental Income as at August 2026: £580 per calendar month.

18C HIGH STREET

A second-floor apartment comprising Hallway, Lounge/Diner, fitted Kitchen, 2 Bedrooms, Bathroom. Rental Income as at August 2026: £650 per calendar month.

EXTERIOR

A rear garden laid to lawn overlooking the River Haven.

Please note we have not inspected this property.

Price: Starting Bid £225,000

Property Type: Commercial Development

Business Type: Other/Unspecified

Parking: Allocated

Location

This property is located in the centre of Boston, Lincolnshire. In close proximity to transport links - Boston Train Station, and local amenities.

Accommodation

Ground floor, double fronted Amusement Arcade with further first floor storage. The accommodation comprises an open showroom with further reception, kitchen, office and toilets to the ground floor with storage room, corridor, cloakroom and utility room, to the first floor.

Tenure / Rentals

Freehold.

The freehold to the property is for sale. The property is subject to leases for the commercial units and residential apartments.

18 and 20 High Street:

18 - Currently vacant and

20 – Currently rented (approx. £6,000 pa)

18A High Street: Currently advertised To Let: £625 pcm, £7,500 pa.

18B High Street: Currently tenanted £580 pcm, £6,960 pa.

18C High Street: Currently tenanted: £650 pcm, £7,800 pa.

EPC

Available upon request.

Rating D - Commercial 18-20

Rating E - Flat A

Rating E - Flat B

Rating C - Flat C

Council Tax

Council Tax Band A for flats A, B, and C.

Rateable Value

Current rateable value for 18 High Street £17,750 (April 2026 to present). Sourced from VOA.

Current rateable value for 20 High Street £8,100 (April 2026 to present). Sourced from VOA.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



High Street, Boston, Lincolnshire, PE21 8SH

Contact your local branch today for more information on this property:

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