



Pygott
& Crone

52 Market Place
Boston, Lincolnshire, PE21 6LS

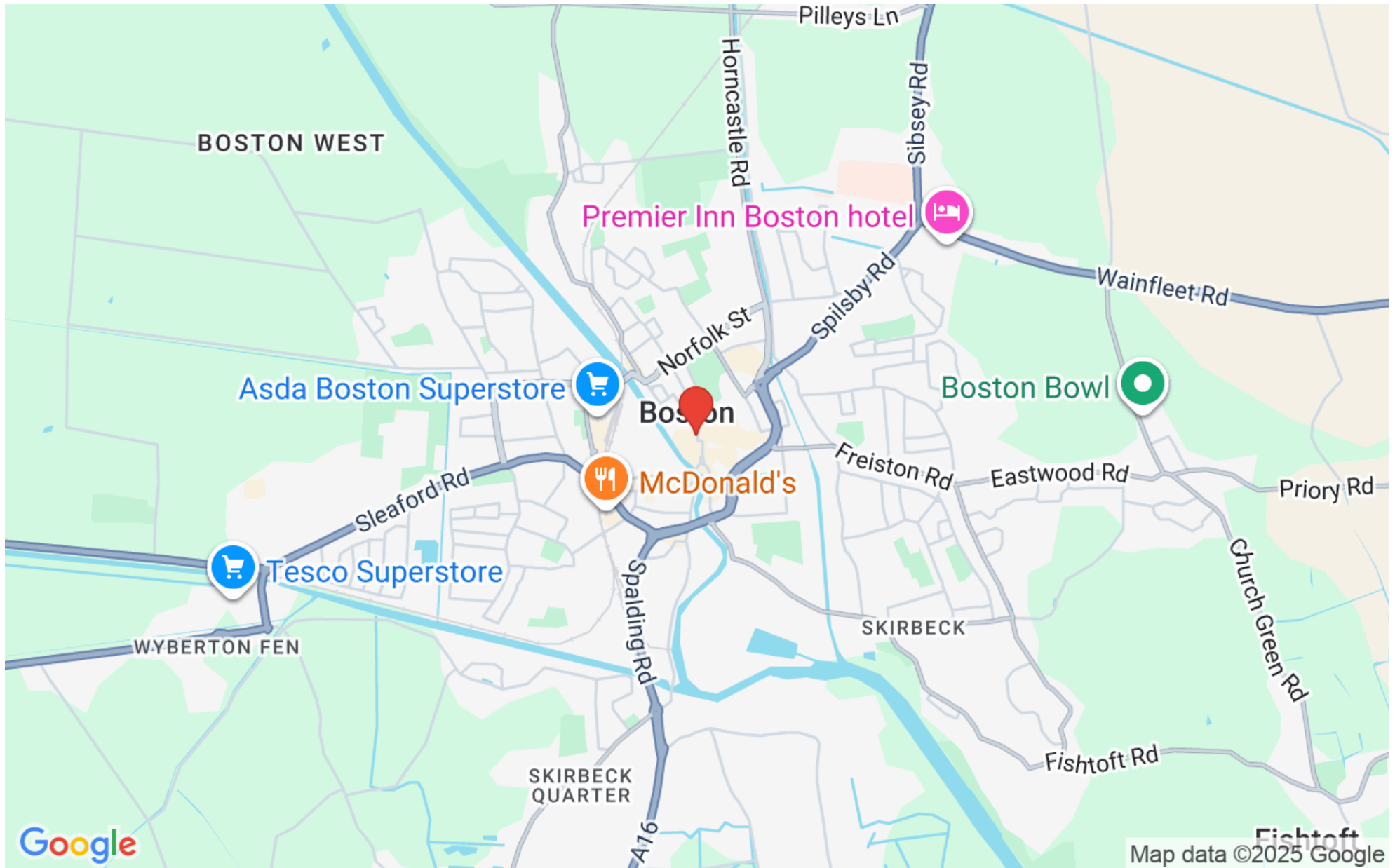
£380,000

Details

- For Sale
- Total of 7027 sq ft
- Landmark Building
- Former banking hall
- Grade II Listed
- 3 Storey retail and offices
- Opposite market place
- Suitable for conversion
- CEPC Rating E (106)



Location



Overview

An excellent opportunity to acquire this highly prominent former banking hall situated in the centre of the market town of Boston within the market place. The property comprises a 3 storey building with a former banking hall with first and second floor offices and ancillary staff space. The property is ideal for conversion into ground floor commercial with first and second floor apartments.



DESCRIPTION

An excellent opportunity to acquire this highly prominent former banking hall situated in the centre of the market town of Boston within the market place. The property comprises a 3 storey building with a former banking hall with first and second floor offices and ancillary staff space. The property is ideal for conversion into ground floor commercial with first and second floor apartments.



Location

The Property is situated in the main retail core of Boston on a busy pedestrianised thoroughfare within the market place. The property adjoins the historic stump.

Boston Market Place is a prime retail location in the heart of Boston town centre. The Market Place is a busy shopping location with a high volume of daily footfall, making it a desirable location for many retail occupiers. The area has a strong mix of national and independent occupiers including Boots, KFC, Coral, Nationwide Building Society and many well established retailers, cafes and restaurants.

Boston's thriving market town is on the east side of the county of Lincolnshire and has ample local amenities and facilities to include a wide range of both national and local retail outlets, primary and secondary schools, leisure amenities to include swimming pool, bowling alley, cinema, theatre and parks. Regular transport routes are available from the town with bus and rail services. Peterborough station is a 40 minute car journey away where London's Kings Cross can be reached in less than 45 minutes. The town is located some 37 miles south east of Lincoln, 35 miles north of Peterborough and 119 miles north of London.

ACCOMMODATION

The accommodation is arranged over 4 floors and comprises

Lower Ground Floor = 211 sqft (19.6 sqm)

Ground Floor = 2821 sqft (262.1 sqm)

Ground Floor mezzanine = 127 sqft (11.8 sqm)

First Floor = 1618 sqft (150.3 sqm)

First Floor area 2 = 298 sqft (27.7 sqm)



PLANNING

The property is grade II listed and is within planning use class E. The agents believe that the property could be converted to ground floor retail/leisure and first and second floor apartments for up to 8.

SERVICES

Mains electricity, water and drainage are connected

TENURE

The property is offered for sale or to let subject to vacant possession

RATEABLE VALUE

The property has no listing on the VOA website

CEPC

The property has an CEPC rating of E

LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The price is exclusive of VAT if applicable



LOCAL AUTHORITY
Boston Borough Council

Municipal Buildings

West Street

Boston

Lincolnshire

PE21 8QR

Tel 01205 314200

VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522 536777



Market Place, Boston, PE21

Lower Ground Floor Net Internal Area = 211 sq ft / 19.6 sq m
 Ground Floor Net Internal Area = 2821 sq ft / 262.1 sq m
 Ground Floor Mezzanine Net Internal Area = 127 sq ft / 11.8 sq m
 First Floor 1 Net Internal Area = 1618 sq ft / 150.3 sq m
 First Floor 2 Net Internal Area = 298 sq ft / 27.7 sq m
 Second Floor Net Internal Area = 1952 sq ft / 181.3 sq m
 Total = 7027 sq ft / 652.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlcocom 2025. Produced for Pygott & Crone. REF: 1369054

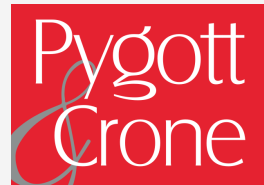












52 Market Place, Boston
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939