

21 Bridge Street, Boston, PE21 8QF
£150,000

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An excellent opportunity to purchase this attractive mixed-use property, ideally situated within a short walk of the town centre, local supermarkets and train station. The property comprises a ground-floor commercial shop, currently vacant and previously achieving a rental income of £500 PCM, together with a self-contained residential apartment arranged over two floors above. The shop provides a spacious main retail area, a separate rear section and WC, while the apartment offers well-proportioned accommodation comprising a kitchen, living room, bedroom and bathroom. The apartment is currently tenanted, generating £500 PCM, with the added potential to generate further income from the vacant commercial premises. Offering a potential combined rental income of £1,000 PCM (£12,000 per annum) once the shop is re-let, this property would make an ideal addition to an investment portfolio.
















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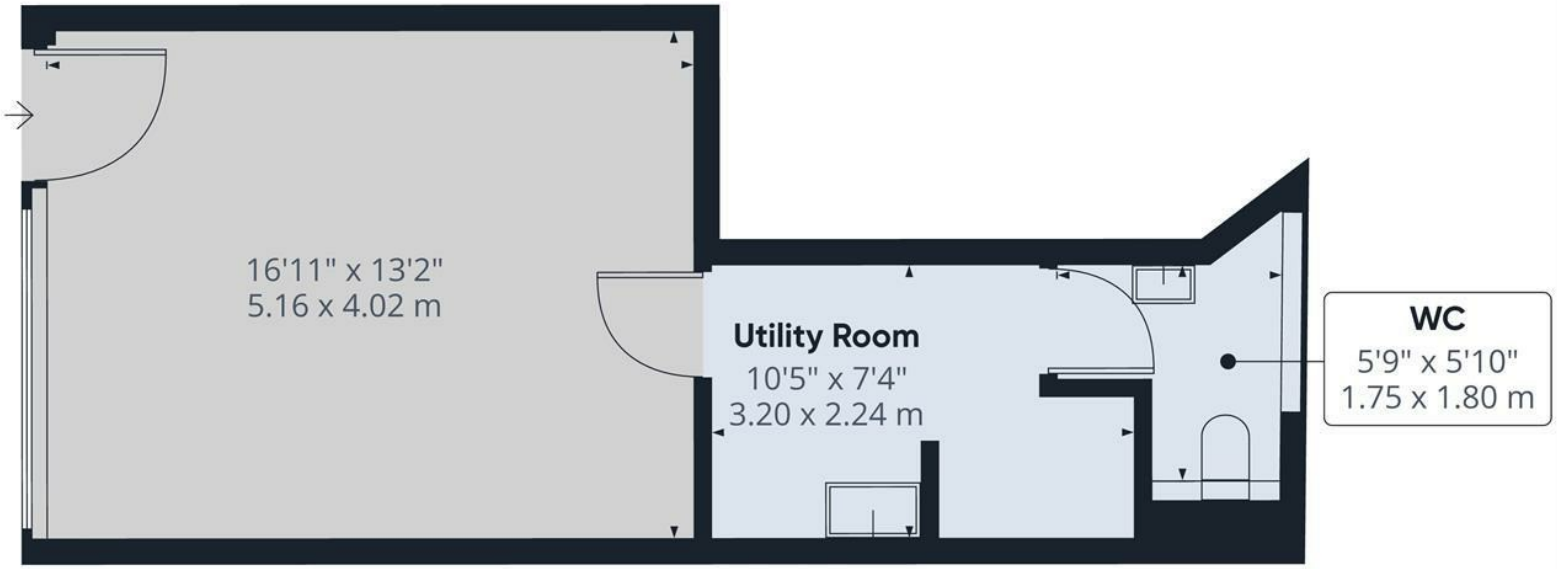

Approximate total area(1)

320 ft²

29.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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