

CROWN HOUSE

THE ROSEGARTH DEVELOPMENT, BOSTON, PE21 8SJ

INVEST IN ACCOMODATION

HOSPITALITY

RETAIL

RENT - OFFERS INVITED IN EXCESS OF £200,000 PA

LONG LEASEHOLD OFFERS INVITED FOR 125 YEARS

PROJECT AREA 1,724.70M² (18,564FT²)

SITE AREA 0.12 HECTARES (0.30 ACRES)

On completion, this mixed use property will comprise a three storey building laid out to provide 4 commercial/retail units at ground floor level and 18 one bedroom 'turnkey' apartments, spread over the first and second floors. The apartments will be finished off to a specification to allow the tenant/purchaser to sub-let these and start generating an income immediately on hand over of the building.

KEY INFORMATION

- The building will occupy a prominent location within The Rosegarth Development, which forms part of a £15 million regeneration project within the heart of Boston Town Centre.
- Construction on site recently started, with completion expected in summer 2026.
- Outside, there will be 9 parking spaces, 2 of which are disabled spaces and 2 EV charging points.
- The £15 million scheme will comprise the subject property, along with various other proposed buildings and will include a new public realm. Further details on these other elements of the development will be available in due course.
- The site occupies a prominent position in the Town Centre, close to the bus station and a short walk to the west of the train station.

LOCATION DETAILS

Boston is a large South Lincolnshire Market Town occupying a strategic location, sitting at the junction of the busy A16/A52 trunk roads, with a population of circa 70,000 and, in addition, serves a substantial rural catchment area. It is one of the largest inland ports in the UK and is the centre within South Lincolnshire of the largest food production area in the Country. Peterborough is located around 40 miles to the south west via the A16, Lincoln about 35 miles to the north west and King's Lynn 30 miles to the south east.

CONTACT AGENT

JAMES BUTCHER, BTG EDDISONS

T: 07808 284 578

E: james.butcher@eddisons.com

WWW.EDDISONS.COM

