

AVISON  
YOUNG  
\*\*REDUCED RENT\*\*

# To Let

## 5 Strait Bargate, Boston PE21 6EE

**\*\*Rent Incentives Available\*\***



### Location

Boston is a town and small port in Lincolnshire on the east coast of England with a population of 35,100.

The subject property is situated on the pedestrianised Bargate, the main retailing pitch in Boston. Nearby occupiers include **Vodafone, EE, Caffè Nero** and **Pandora**.

### Description

The subject property comprises ground floor and first floor retail accommodation.

### Term

The property is available on a new lease on terms to be agreed.

### Rent

£30,000 pax.

### Accommodation

Floor	Sq ft	Sq m
Ground	1,964	182.5
First	1,042	96.8
<b>Total</b>	<b>3,006</b>	<b>279.3</b>

### Business Rates

We understand that the property is assessed as follows:

**Rateable Value:** £56,000  
**UBR (2021/22):** £0.512p

There is currently a rates holiday for qualifying retail uses until 30th June 2021. Interested parties should carry out their own investigations.

### Planning

The property currently has the benefit of Class E (Retail, Office and Café/Restaurant) use.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

The Energy Performance Asset Rating is D 83. A certificate can be made available.

### VAT

VAT if applicable will be charged at the standard rate.

### Viewing

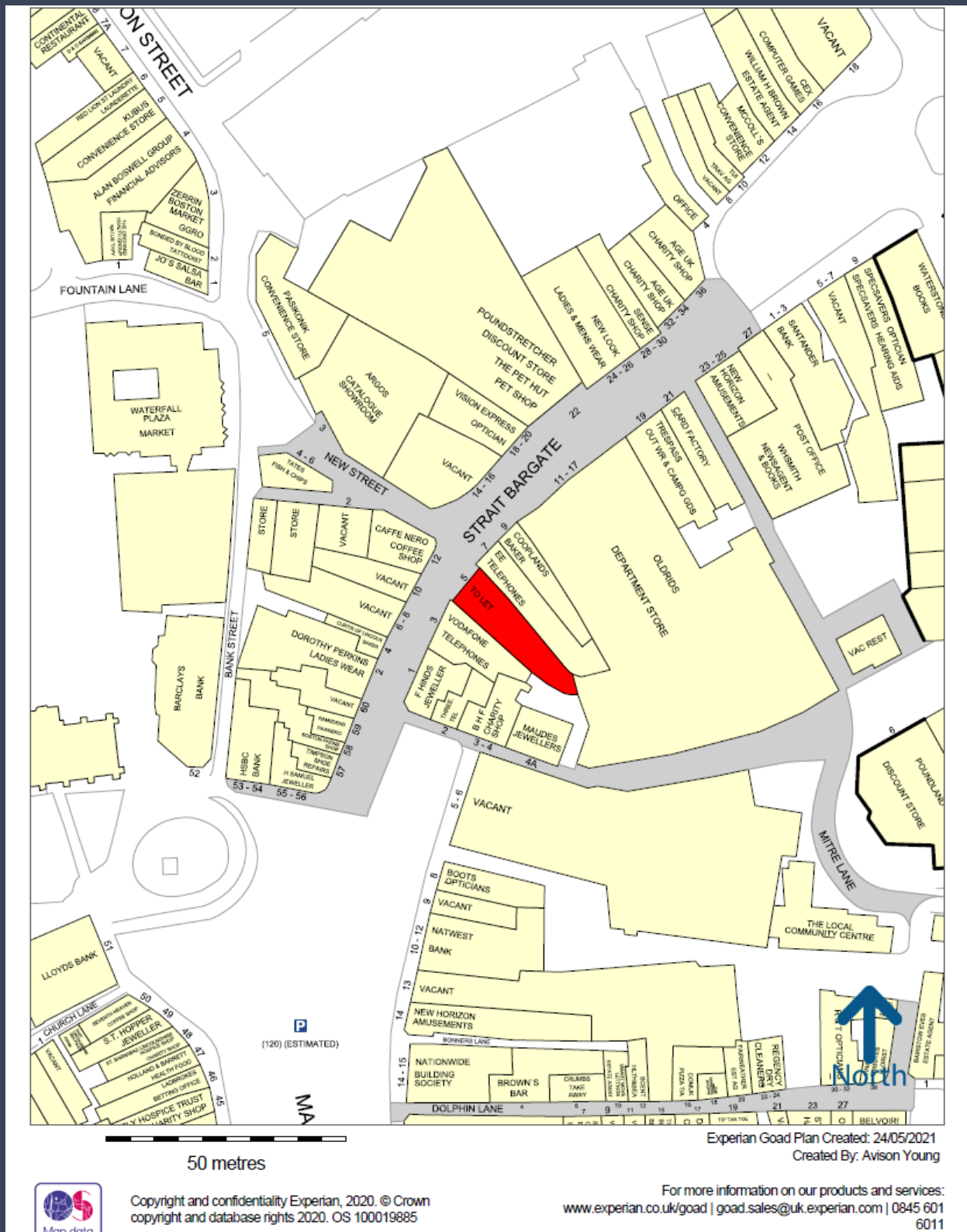
Strictly by prior appointment with the sole agents.

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