

**AVISON  
YOUNG**

**Boston PE21 7NN**  
Alban Retail Park



5,557 sq ft - available by way of a new lease





### Location

Alban Retail Park is prominently located fronting the A52 Grantham Road, one of the principal arterial routes into Boston town centre and connecting with Grantham and Nottingham to the west.

### Description

The subject park extends to circa 55,000 sq ft and other occupiers are B&M and Dunelm (opening spring 2019), with Tesco and Oldrids & Downtown department store in close proximity.

### Rateable Value

We are informed by the local authority that the rateable value of Unit 2 is £71,000. NB: All parties to make their own investigations.

### Planning Consent

Bulky goods.

### Parking

The scheme benefits from approximately 250 car parking spaces.

### Availability

The premises are to be made available by way of a new lease.

### Rent

£75,000 per annum (£13.50psf) exclusive.

### Contact

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