

# 5 MARKET PLACE, BOSTON

## Assignment or Sub lease Available

M&S  
EST. 1884

savills

### LOCATION

The property is situated in a prime location on Market Place. Retailers in close proximity include **Poundland, Wilko, Oldrids Department Store, Vodafone and Boots.**

### ACCOMMODATION

The property is arranged over three floors providing the following approximate floor areas:

	Sq ft	Sq m
Ground Floor	17,986	1670.95
First	15,788	1466.75
Second	171	15.88
<b>Total Sales</b>	<b>33,945</b>	<b>3,153.58</b>

\*Available on the whole or on a split basis

### RENT

Rental information available upon request.

### TENURE

The premises are held on Full Repairing and Insuring Lease inside the Landlord and Tenant Act 1954 for a term expiring 31st March 2027.



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### RATES

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £187,000 pa

UBR Rate (2019/2020): 0.504 p

Rates Payable: £93,744 pa

(Interested parties are advised to make enquiries with the Local Authority)

### LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

### EPC

EPC Available upon request.

### VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

**Ben Chislett**

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07940 707 554

**Gary Darrell**

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### Important Notice

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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Designed and Produced by Savills Marketing: 020 7499 8644 | August 2019

