

# BOSTON: Restaurant Premises with Takeaway Counter Available To Let Immediately Capable of Retail and Leisure Uses

Restaurant/Retail Premises | West Street | Boston | Lincolnshire | PE21 8QN



Ground Floor 2,800sqft (260sqm)

First Floor 895sqft (83sqm), WC's and Ancillary Accommodation

Shared Car Park with Wickes

External Seating Area Available

New Full Repairing and Insuring Lease, Subject to Contract

£40,000 per annum with No Ingoing Premium

Fixtures and Fittings Available Subject to Negotiation

## Location...

Boston is a bustling market town with an extensive range of local amenities, located on the South Lincolnshire Fens, approximately 35 miles to the north-east of Peterborough and 100 miles to the north of London.

Boston is predicted to be one of the fastest growing towns in the East Midlands Region. Current estimates predict the population to be in the region of 68,000 residents.

The town is a sub-regional shopping centre with approximately 100,000m<sup>2</sup> of retail shopping floor space. The town has an estimated primary retail catchment area of 77,000 shoppers. When combined with the secondary area this increases to 235,000 shoppers.

West Street is one of the busiest retail and restaurant areas of Boston being a vehicular conduit for pedestrians and cars into the town centre.

The property is located to the west of the town centre with frontage to West Street and has shared car parking with Wickes, accessed off Fydell Crescent.

Nearby out of town retail occupiers include Pets at Home, Halfords, ALDI, Currys/PC World, McDonald's Restaurant and a number of other high profile restaurants and retailers.

## Accommodation...

A lobbied entrance gives access to a pair of doors, one leading to the main restaurant area, one leading to the separate adjoining takeaway counter.

### Seating Area.....12.8m x 12.6, 156m<sup>2</sup> (max)

Circulation space attractively designed to incorporate double height space giving a ceiling height of 5.6m. There are a number of circular areas to encompass the salad bar and circular seating areas.

The area is currently arranged to provide 88 covers.

### Takeaway Area/Waiting Room.....4.1m x 1.7m

### Serving Bar.....2.3m x 4.1m

Having a range of fitted cupboards and surfaces with suspended ceilings.

### Storage Area.....2m<sup>2</sup>

### Kitchen (L-shaped) 8.7m x 6m, 52m<sup>2</sup> and 5.7m x 2.8m, 16.5m<sup>2</sup>

### Walk-in Fridge.....3m x 3m, 9.2m<sup>2</sup>

### Rear Fire Escape Lobby, WC and Staircase

To the rear of the restaurant is a lobby giving access to the Disabled WC and staircase to the first floor.

### Rear Delivery Corridor

Service vehicles access via the car park off Fydell Crescent.

## Accommodation Continued...

### First Floor

#### Ladies WCs

3 cubicles and 3 sinks.

#### Mens WCs

3 urinals, 1 cubicle and 2 sinks.

**Staff Area** comprising a WC, break out room, separate office, locker room and a plant room containing electric fuse boxes and internet services.



## Tenure and Rent...

The property is available by way of a new 15 year Full Repairing and Insuring lease with no ingoing premium at a rent of £40,000 per annum.

The incoming tenant will be responsible for their own legal fees with regards to the preparation of the lease.

Fixtures and fittings are available by separate negotiation.

## Planning...

The premises have a Class A3 use and an alternative use of the building will be considered subject to planning.

## Outgoings...

The ingoing tenant will be responsible for all utilities at the property including Business Rates. The Rateable Value of the property is £44,000.

## EPC...

Available on application.

## VAT...

The vendor reserves the right to charge VAT where applicable.



## Viewings...

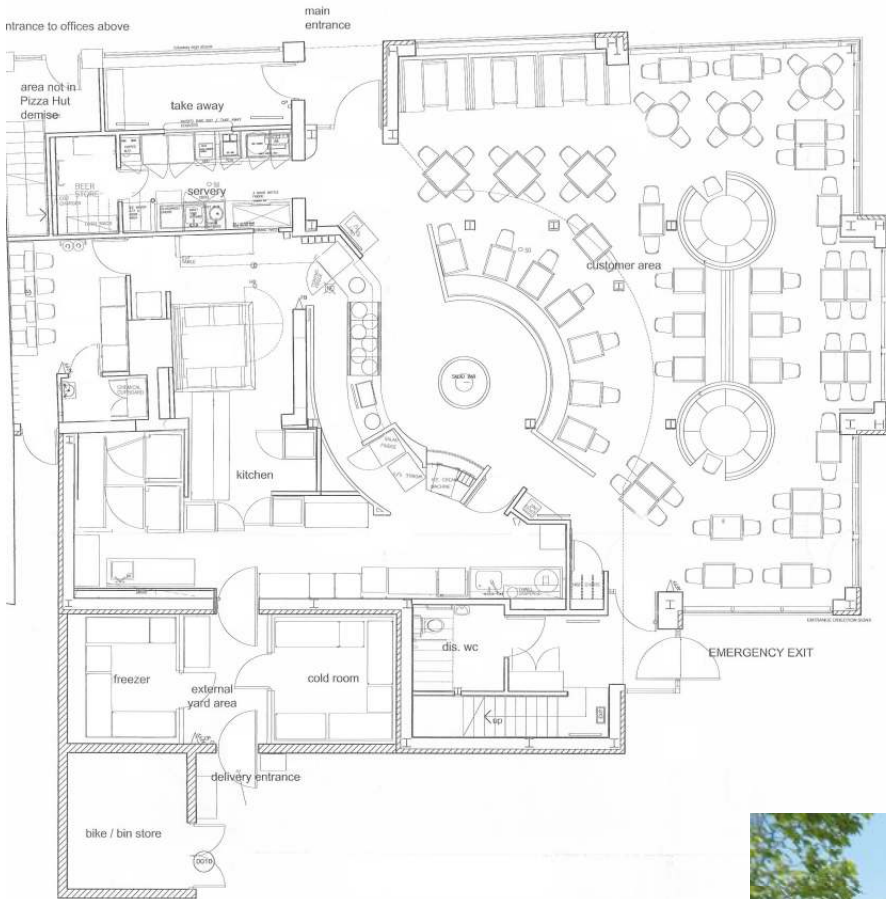
By appointment through the joint agents.

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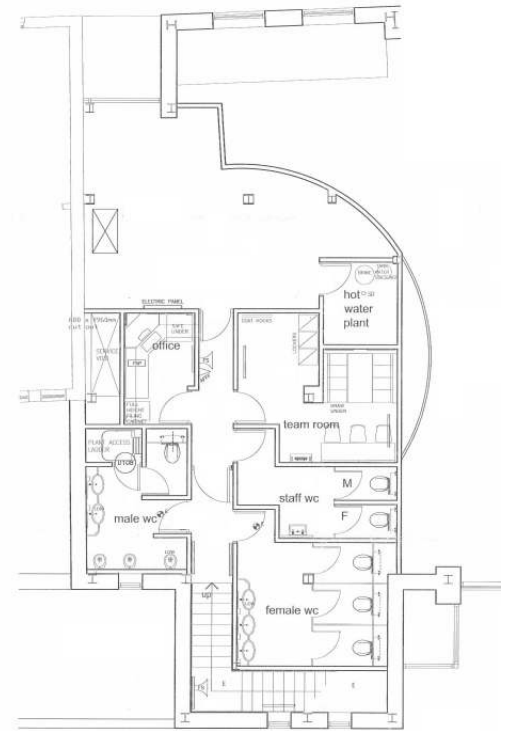


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## Floor Plans...



GROUND FLOOR



FIRST FLOOR

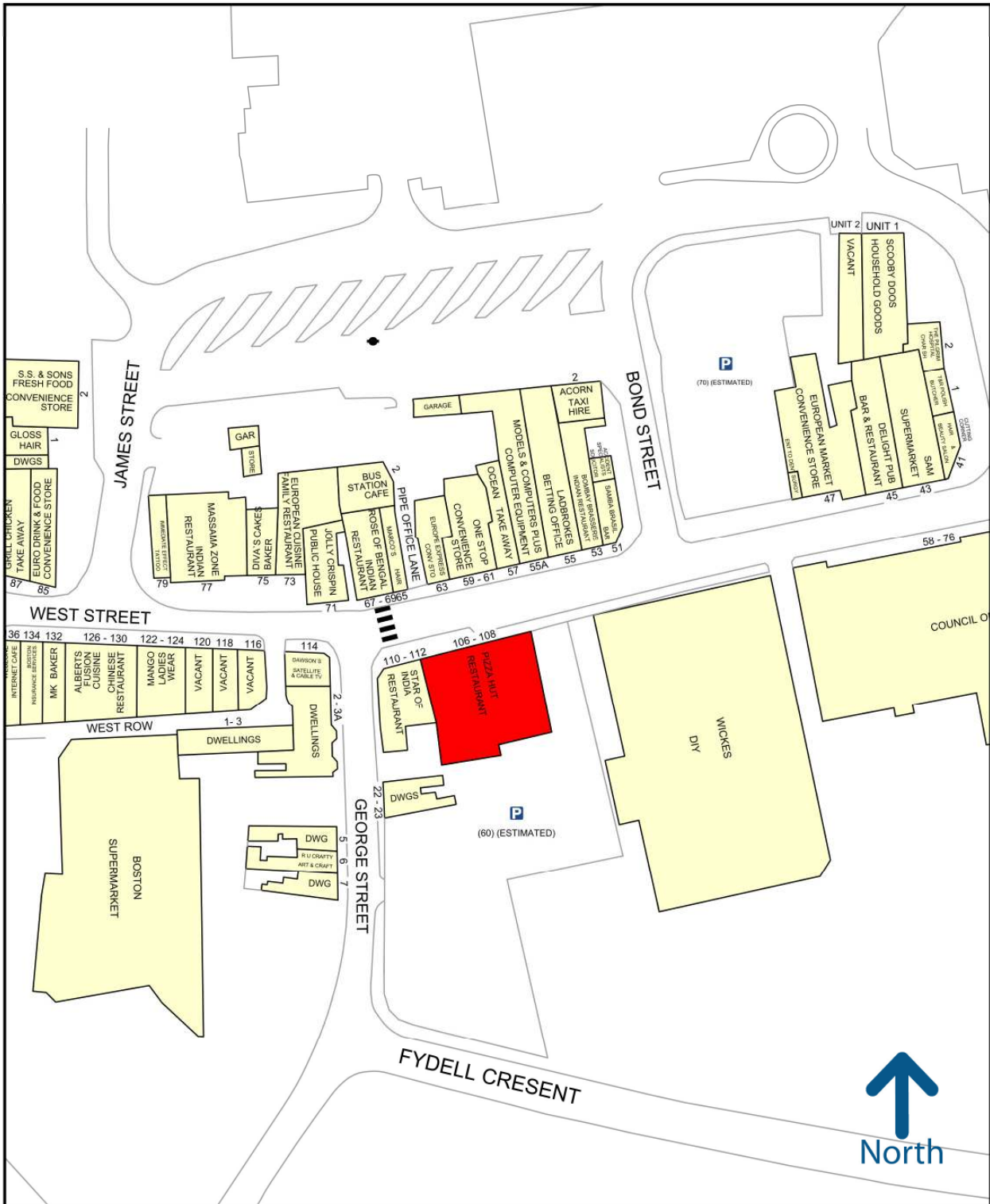


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