



51 High Street, Boston, Lincolnshire, PE21 8SP

Pygott & Crone

## 51 High Street, Boston, Lincolnshire, PE21 8SP

- Refurbished Offices To Let
- From 19.69 sq m (212 sq ft) upto 31.69 sq m (341 sq ft)
- Secure Parking
- High Street Location
- Market Town of Boston
- Good Road/Rail Links

# £9,500 per annum

Pygott & Crone  
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**LOCATION** - Boston is a thriving market town on the east side of the county of Lincolnshire and has ample local amenities and facilities to include a wide range of both national and local retail outlets, primary and secondary schools, leisure amenities to include leisure centre, swimming pool, bowling alley, cinema, theatre and parks. Regular transport routes are available from the town with bus and rail services. Peterborough station is a 40 minute car journey away where London's Kings Cross can be reached in less than 45 minutes. The town is located some 37 miles south east of Lincoln, 35 miles north of Peterborough and 119 miles north of London.

The property overlooks the tidal River Haven, located on the historic entrance to the Market Place on High Street. Neighbouring properties include a large car park, school, residential accommodation and a meeting hall.

**ACCOMMODATION** - The property has recently undergone a full programme of internal refurbishment to create flexible, high-quality, modern office accommodation over three floors; refurbished Reception, Kitchen and WC facilities, partial air condition, gas central heating and secure on-site parking spaces.

The accommodation more particularly comprises:

Ground Floor Reception - 20.63 sq m (222 sq ft)  
First Floor Office 1 (Front) - 31.14 sq m (335 sq ft)  
First Floor Office 2 (Rear) - 20.88 sq m (224 sq ft)  
First Floor WC  
Second Floor Office 1 (Front) - 31.69 sq m (341 sq ft)

Second Floor Office 2 (Rear) - 19.69 sq m (212 sq ft)  
Second Floor Kitchen - 7.48 sq m (80 sq ft)  
TOTAL NET INTERNAL FLOOR AREA (NIA) - 131.51 sq m (1414 sq ft)

**EPC** - An Energy Performance Certificate was done before refurbishment on the property on no's 51-53 High Street, but a new EPC has not been carried out since works have been completed.

**BUSINESS RATES** - Charging Authority: Boston Council  
Rateable Value: £7,400  
UBR: 0.479  
Period: 2018-2019

**TENURE** - Full repairing and insuring lease on terms to be agreed.

**SERVICES** - Mains electricity, water, drainage and gas are connected to the property; however all prospective purchasers are advised to check upon the adequacy of these supplies for their own purposes.

**VAT** - VAT may be charged in addition to the rent at the prevailing rate.

**VIEWING** - Viewing is strictly by appointment with the sole agents:

Pygott & Crone, 36a Silver Street, Lincoln, LN2 1EW  
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