

TO LET - Prestigious Town Centre Offices Available Due to Relocation

27 Wide Bargate | Boston | Lincolnshire | PE21 6SW



Town Centre Offices Overlooking Market Square
Extending to Provide 347m², 3,740ft² Net Internal Area
Designated Parking Spaces

Available TO LET on New Lease
£19,500 per annum plus VAT

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston is located approximately 115 miles to the north of London, 35 miles to the south-east of Lincoln, 25 miles to the west of King's Lynn and 17 miles to the east of Sleaford.

The town is based at the centre of the agro food economy and has a long rich trading history as a port, strong retail offering, strong leisure offering and twice weekly market.

The town has a large hospital, the largest parish church in England and a population of approximately 68,000 residents.

The property is located in the centre of the town to the south of Wide Bargate, where there is a car park with space for over 400 vehicles, however is also used to hold the twice weekly market and auction.

Location and site plans are included with these particulars.

Accommodation...

Entrance Reception.....4.5m x 2.2m (14'9 x 7'3)

Waiting Area.....5.7m x 4.7m (18'8 x 15'5)

Having fitted cupboards.

Rear Office No 1.....4.6m x 4.9m (15'1 x 16'1)

Having WC off.

Front Library No 2.....7m x 5m (23' x 16'5)

Rear Store Office No 3.....3.8m x 4.2m (12'6 x 13'9)

Hall

Rear Office Store No 4.....4.5m x 4.1m (14'9 x 13'5)

Rear Office Store No 5.....3m x 3.6m (9'10 x 11'10)

Men's WC's

Ladies WC's

Office No 6.....3.3m x 2.4m (10'10 x 7'10)

Having walk-in cupboard.

Strong Room

Server Room Store

A glass partition separates the waiting area from the stairway, where a staircase leads to the first floor landing.

First Floor

Front Office No 7.....3.8m x 2.8m (12'6 x 9'2)

Front Office No 8.....4.7m x 3.8m (15'5 x 12'6)

The front offices have views over the market place.

Rear Office No 9.....2.4m x 1.7m (7'10 x 5'7)

And.....3.6m x 3.6m (11'10 x 11'10)

Front Office No 10.....4.7m x 3.9m (15'5 x 12'10)

Rear Office No 11.....3.9m x 2.5m (12'10 x 8'2)

Rear Ancillary Accommodation

Store.....2.1m x 1m (6'11 x 3'3)

Office Rear No 12.....2.6m x 4.2m (8'6 x 13'9)

Rear Office No 132.6m x 3.7m (8'6 x 12'2)

Rear Office No 14.....2.4m x 4.1m (7'10 x 13'5)

A stairway leads to the second floor.

Second Floor

Front Office No 15.....4.6m x 3.8m (15'1 x 12'6)

Front Office No 16.....7.3m x 3.8m (23'11 X 12'6)

Front Office No 17.....3.6m x 5.3m (11'10 X 17'5)

Ladies WC

Rear Kitchen.....3.7m x 3.6m (12'2 X 11'10)

Having a range of fitted cupboards.

Rear Office No 18.....4m x 2.8m (13'1 X 9'2)

The property benefits from a return frontage to Christie Lane, where there is a vehicular access to a car parking space.

Outgoings...

The property has a rateable value of £21,750.

EPC...

The property has an Energy Performance Asset Rating F130.

Tenure...

The property is available by way of a new Full Repairing and Insuring lease with a minimum term of three years and will be contracted out of the Landlord and Tenant Act 1954 Part II.

The tenant will be expected to pay a reasonable contribution towards the landlord's legal fees and the deposit will be a quarter of a year's rent paid upfront. Rent will be paid monthly or quarterly in advance.

VAT...

VAT may be applied to the sale at the discretion of the seller.

Viewings...

By appointment through the agent.

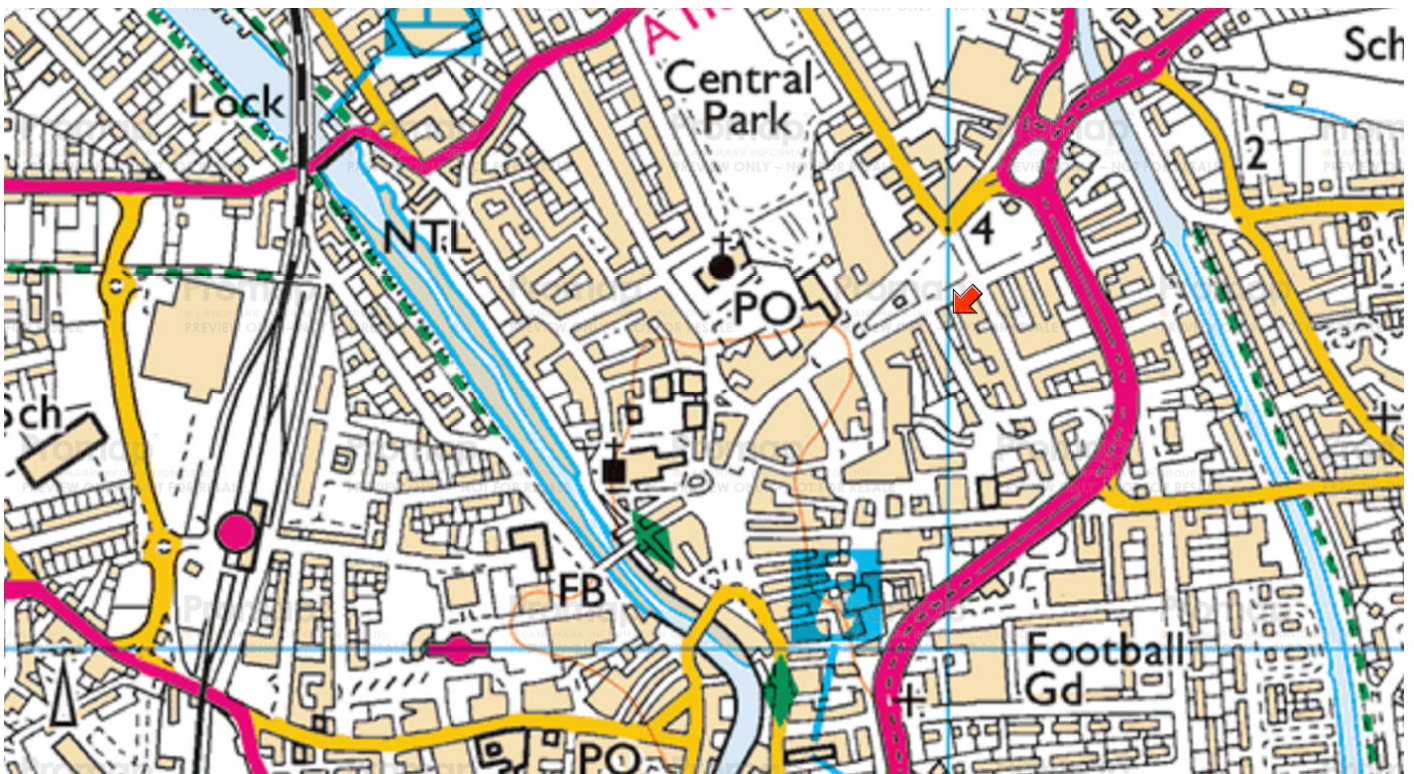
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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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