

**Guy Sankey**  
0121 609 8588  
guy.sankey@avisonyoung.com

**Netta Spafford**  
0121 609 8249  
netta.spafford@avisonyoung.com

# To Let

**5 Strait Bargate, Boston, PE21 6EE**



## Location

Boston is a town and small port in Lincolnshire on the east coast of England with a population 35,100.

The subject property is situated on the pedestrianized Bargate the main retailing pitch in Boston. Nearby occupiers include **Vodafone, EE, Caffe Nero, and Pandora.**

## Description

The subject property comprises ground floor and first floor retail accommodation.

## Term

The property is available on a new lease on terms to be agreed.

## Rent

£40,000 pax

## Accommodation

<b>Ground Floor</b>	1,964 sq ft	182.5 sq m
<b>First Floor</b>	1,042 sq ft	96.8 sq m
<b>Total</b>	<b>3,006 sq ft</b>	<b>279.3 sq m</b>

## Business Rates

We understand that the property is assessed as follows:

**Rateable Value:** £62,000

**UBR (2018/19):** £0.48

**Rates Payable:** £29,760

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Planning

The property currently has the benefit of A2 (Financial Services) planning consent.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

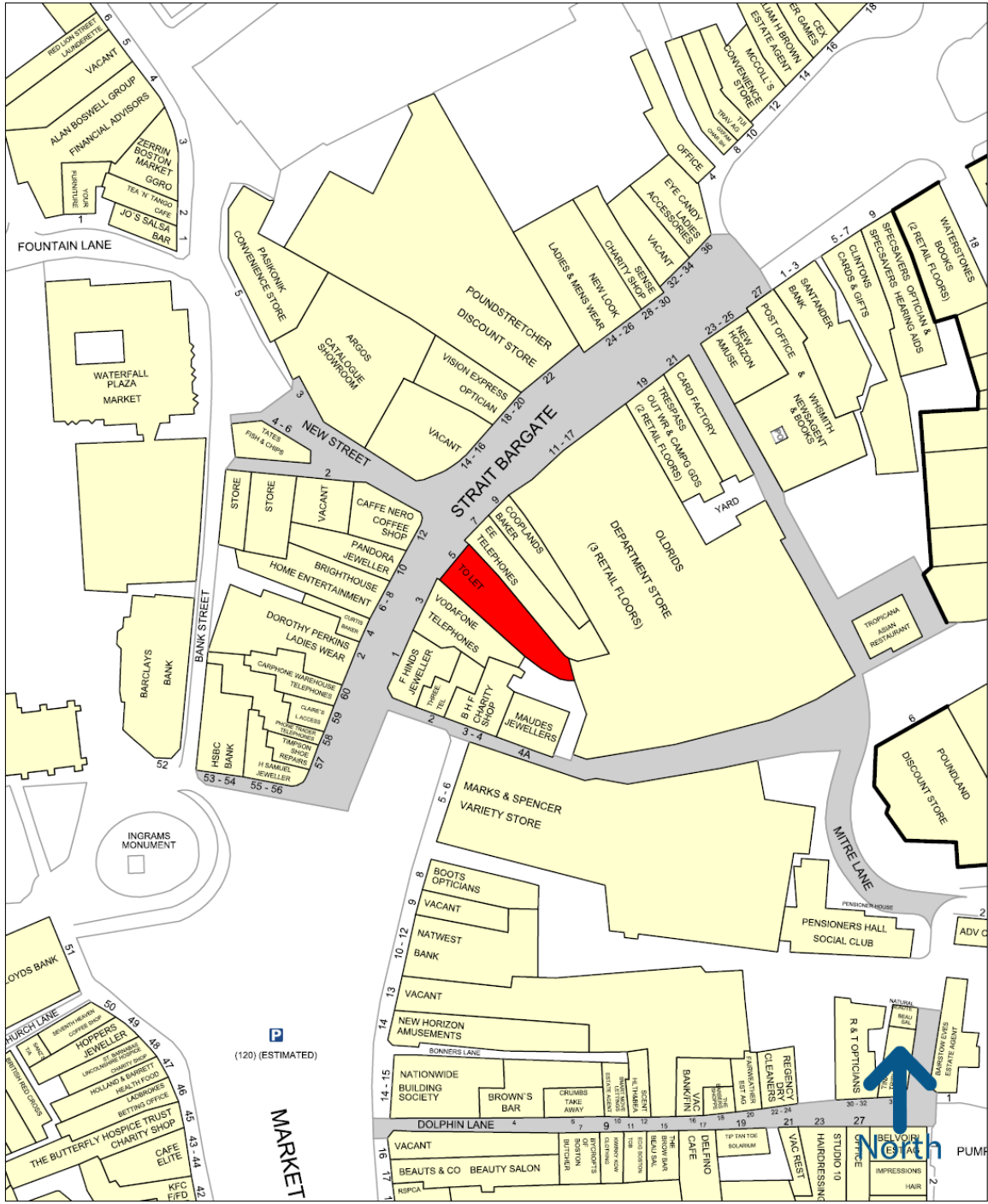
The Energy Performance Asset Rating is D 83. A certificate can be made available.

## VAT

VAT if applicable will be charged at the standard rate.

## Viewing

Strictly by prior appointment with the sole agents.



Experian Goad Plan Created: 12/03/2019  
Created By: GVA



Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

For more information on our products and services:  
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011