

To Let

5 Strait Bargate, Boston, PE21 6EE

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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

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

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.

Plannina

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

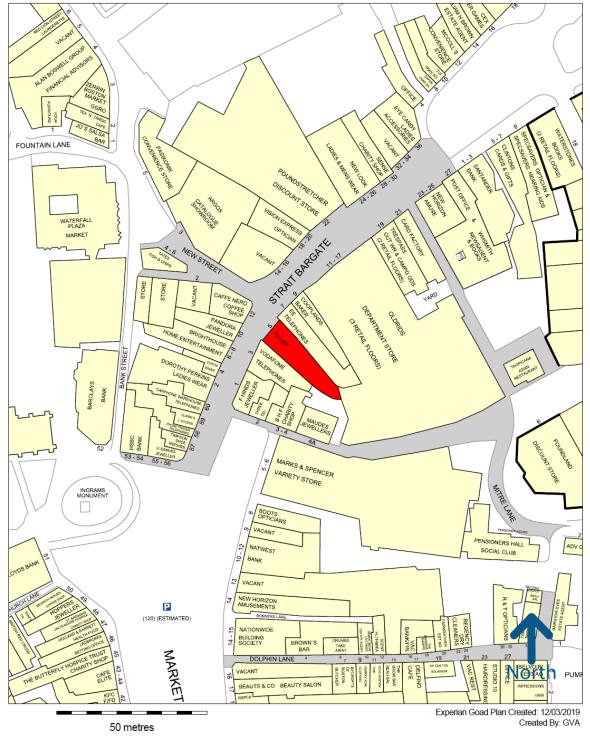
VAT if applicable will be charged at the standard rate.

Viewing

Strictly by prior appointment with the sole agents.









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March 2019

File number: 02B810694

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