

Newly Refurbished Open Plan Ground Floor Retail Unit High Profile Location with Superb Footfall

16 Market Place | Boston | Lincolnshire | PE21 6EH



Sales Area Extending to 1,025sqft, 95sqm
Return Retail Frontage Extending to Approximately 25m, 75ft
Under Refurbishment to Include New Period Shop Front, New Decoration,
LED Lighting, WC and Amenity Space

Available To Let Leasehold with No Ingoing Premium

£18,500 per annum plus VAT

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston has a secondary retail catchment area of over 130,000 shoppers and a population of 68,000 residents.

It is located approximately 115 miles to the north of London, 35 miles to the south-east of Lincoln, 40 miles to the east of Nottingham and 35 miles to the west of King's Lynn.

The property is located in the main retail parade known as the Market Place. Nearby properties include the Nationwide Building Society, Marks and Spencer, Superdrug, Kentucky Fried Chicken. Please see attached Go Plan.

The property benefits from a return frontage to Dolphin Lane which is a strong secondary retail destination.

Location and site plans are included with these particulars.

Accommodation...

Corner glazed entrance to:

Main Retail Area.....20.1m x 4.7m, 95sqm, 1,025sqft

Under refurbishment, to be redecorated.

Rear Ancillary Area Store.....3.6m x 2.5m, 9.5sqm

Tenure...

The property is available by way of a new Full Repairing and Insuring lease with a minimum term of 3 years.

A contribution will be levied towards the landlord's reasonable legal fees with regards to the preparation of the lease up to a maximum of £750 plus VAT.

A deposit will be held by the landlord of the equivalent of a quarter of a year's rent.

Rent will be paid quarterly in advance on the quarter days, the tenant being responsible for the buildings and all outgoing.

Outgoings...

The entire property currently has a Rateable Value of £26,500 which will be re-assessed once refurbishment is complete.

EPC...

The property has an Energy Performance Asset Rating D85. Further details are available on request.

VAT...

The vendor reserves the right to charge VAT at the prevailing rate where applicable.

Viewing...

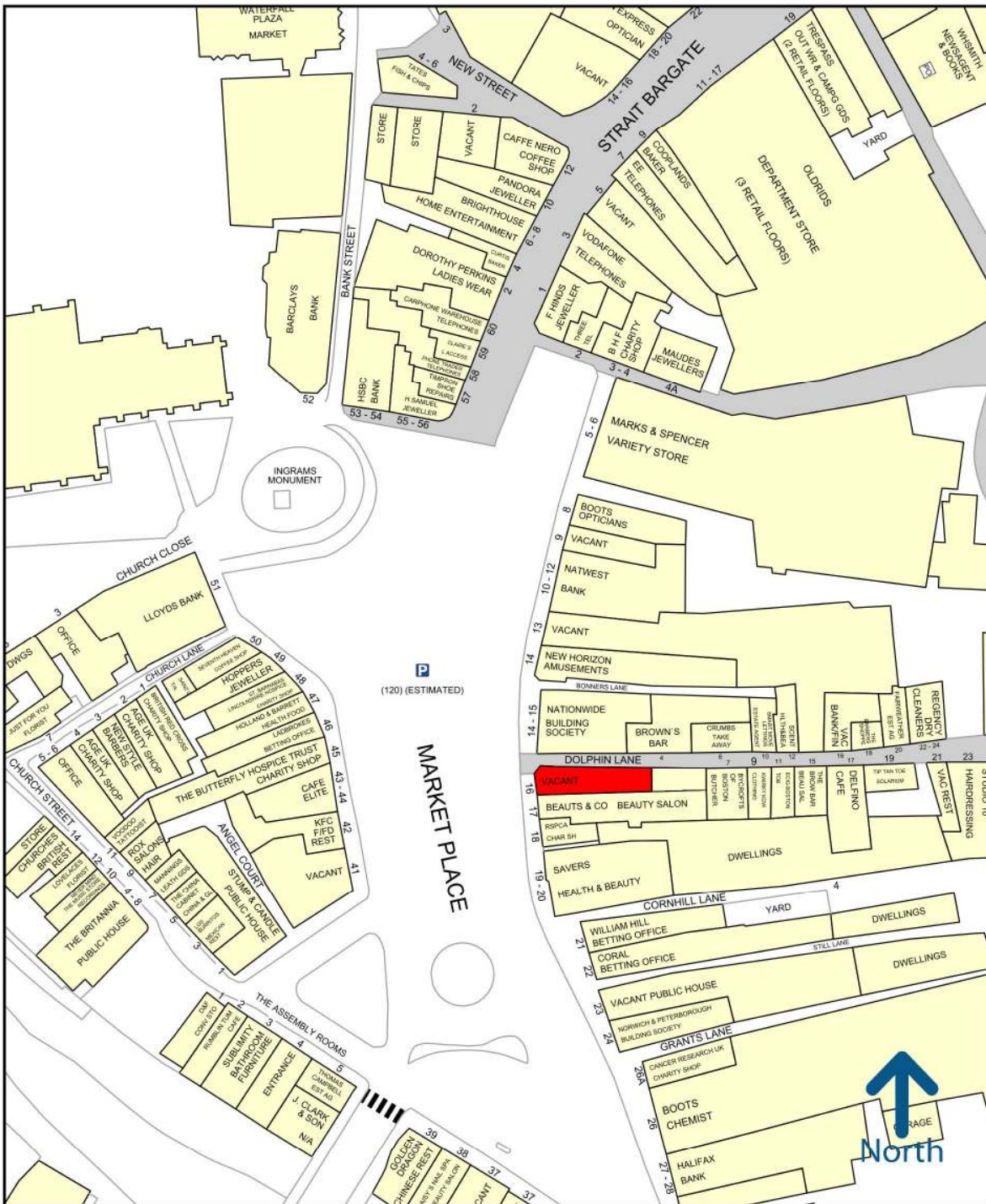
Viewing is by appointment through the Agent:

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50 metres

Experian Goad Plan Created: 02/01/2019
Created By: Poyntons Consultancy Ltd



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