



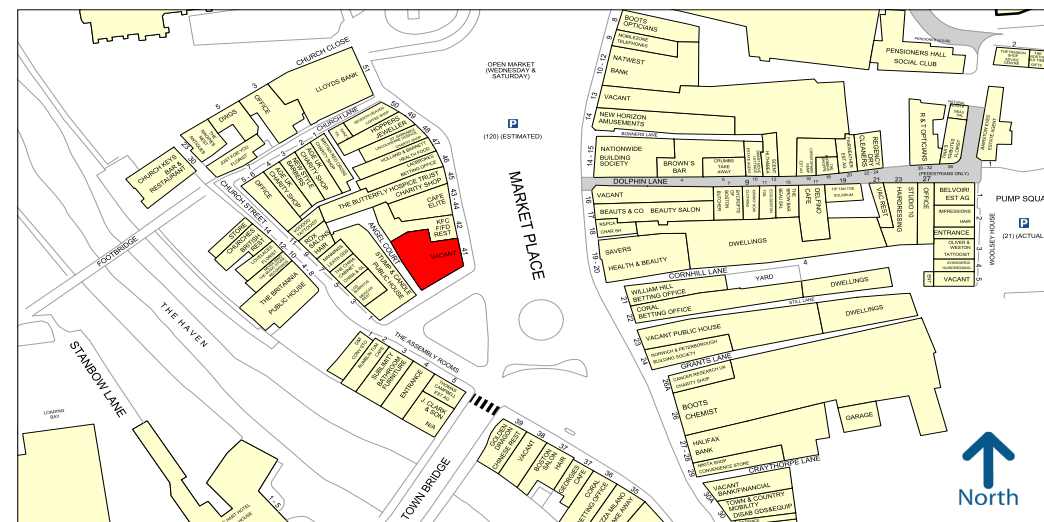
BANKS LONG&Co

41 MARKET PLACE, BOSTON, PE21 6NF

- Double fronted retail unit
- 398.36 sq m (4,288 sq ft) NIA over 3 floors
- Prominent town centre retail unit
- Overlooks Market Place
- £35,000 per annum exclusive
- **TO LET**



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Experian Goad Plan Created: 07/11/2017
Created By: Banks Long

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

The property is situated in a prominent location on Market Place, Boston. £2,000,000 (two million pounds) has been spent by Boston Borough Council on a scheme of improvements to Market Place which have considerably upgraded the environment in the surrounding area for shoppers as well as providing an improved transport hub for visitors using public transport into and out of the town.

Boston is a growing East Lincolnshire Market Town providing the main retail and commercial facilities for both the town residents and surrounding extensive agricultural based catchment.

It has a residential population of circa 60,000 and a catchment population of approximately 68,000. The town is located about 35 miles south east of Lincoln and 33 miles north east of Peterborough.

PROPERTY

41 Market Place is a substantial three storey double fronted retail premises that overlooks Market Place.

The property has recently undergone substantial refurbishment ready for an ingoing tenants' fit-out.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that the property has the following floor area:

Ground Floor	164.25 sq m	(1,768 sq ft)
First Floor	106.93 sq m	(1,151 sq ft)
Sub total	271.18 sq m	(2,919 sq ft)
Total NIA:	398.36 sq m	(4,288 sq ft)

Please note that the second floor is currently accessed through a loft hatch.

SERVICES

All mains services including gas, water, drainage and electricity are available and connected to the property. These have not been inspected and we would encourage interested parties to make their own enquiries with the relevant service providers.

TOWN AND COUNTRY PLANNING

The current use of the property falls within Class A1 (Retail) of the Town and County Use Classes Order 1987 (as amended). In our view the property would be suitable for a variety of alternative uses such as a bar or restaurant, subject to securing the necessary planning permission.

RATES

Charging Authority: Boston Borough Council
Description: Office and Premises
Rateable value: £31,062.50
UBR: 0.504
Period: 2019-2020

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The property is available on a new FRI lease for a term of years to be agreed.

RENT

£35,000 per annum exclusive

VAT

VAT may be charged in addition to the rental at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs in connection with the new letting.

VIEWING: Via the joint agents -
Banks Long & Co or Carter Jonas

Contact: James Butcher
T : 01522 544515
E : james.butcher@bankslong.com
Ref. 9248/2017/19D/E

Contact: Izzy Vyvyan
T : 01223 558036
E : izzy.vyvyan@carterjonas.com