



13 West Street, Boston, Lincolnshire, PE21 8QE

Pygott & Crone



## 13 West Street, Boston, Lincolnshire, PE21 8QE

- Established Retail Unit
- Ground Floor Sales 764.1sqm / 8224sqft
- Warehouse 255sqm / 2744sqft
- 1st Floor Sales 191.1sqm / 2056sqft
- Office 19.9sqm / 214sqft
- Storage & Staff Room
- Enclosed Yard & Parking
- Also available to Purchase at £600,000

# To Let £60,000 PAX

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### SITUATION

Boston is a popular market town on the eastern side of the county of Lincolnshire. It has a good range of amenities and facilities to include national and local retail outlets, supermarkets, banks, restaurants, schools, doctors, dentists, a hospital, sports and leisure clubs. The town had an estimated population of 66,900 according to the ONS 2015 estimates.

The town is well serviced by the A52 and A16 main roads, a railway station and an operating commercial port with access via The Wash to the North Sea.

The Property is located on West Street, to the south west of Market Place and opposite the Savoy cinema.

### DESCRIPTION

Previously occupied by Dunelm the Property comprises a retail shop and warehouse with further retail / office space to the first floor and ancillary staff rooms.

Externally there is a small enclosed yard to the rear with access from Lawrence Lane.

There is a further enclosed external area to the north west of the Property.

### ACCOMMODATION

The Property has the following accommodation, as listed by the Valuation Office website:

Ground Floor Sales:	764.1sqm / 8224sqft
Staff Toilets	
Warehouse:	255sqm / 2744sqft
First Floor	
Retail Area:	191.1sqm / 2056sqft
Staff Toilets	
Office:	19.9sqm / 214sqft
Storage:	11.1sqm / 119sqft
Staff Room:	17.8sqm / 192sqft

### SERVICES

We are advised that mains water, electricity, gas and drainage are connected to the Property. None of the services or installations have been tested or inspected. Prospective purchasers are advised to satisfy themselves in this respect.

### TENURE

Leasehold.

Available by way of a new FRI lease with terms to be negotiated.

Also available to Purchase at £600,000.



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**RATEABLE VALUE**

The Property has a rateable value of £65,500 on the 2017 ratings list.

**LEGAL FEES**

The ingoing tenant will be responsible for all legal fees incurred in the transaction.

**VAT**

We are advised that VAT will be charged on the rent /purchase price at the prevailing rate.

**PERMITTED USE**

The property may be suitable for a variety of uses, subject to obtaining the necessary consents. All enquires should be directed to the local authority.

**LOCAL AUTHORITY**

Boston Borough Council  
Municipal Buildings  
West Street  
Boston  
Lincolnshire  
PE21 8QR

Tel: 01205 314200

**ENERGY PERFORMANCE CERTIFICATE**

An energy performance certificate has been instructed and will be available shortly.

**VIEWING**

Strictly by appointment with the sole selling agents Pygott & Crone.  
Please contact Will Cooke on:  
Mob: 07899 754371  
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