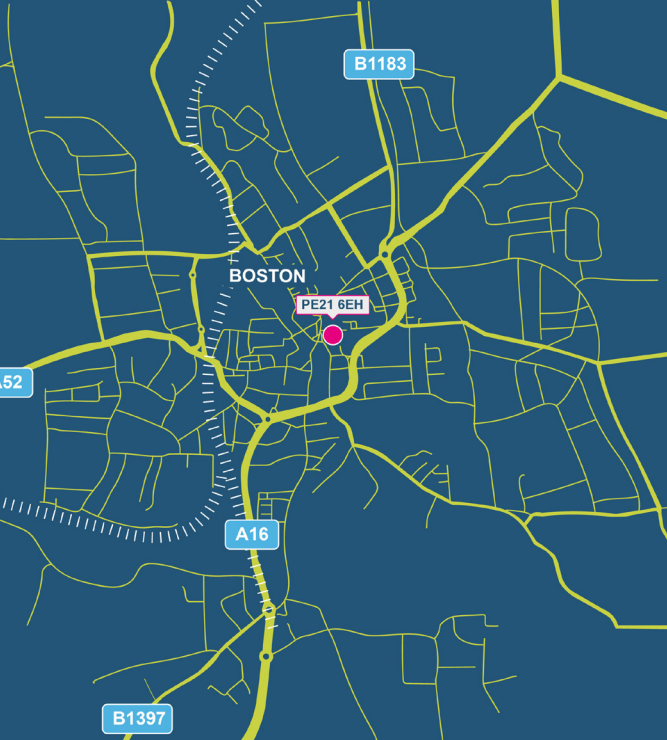




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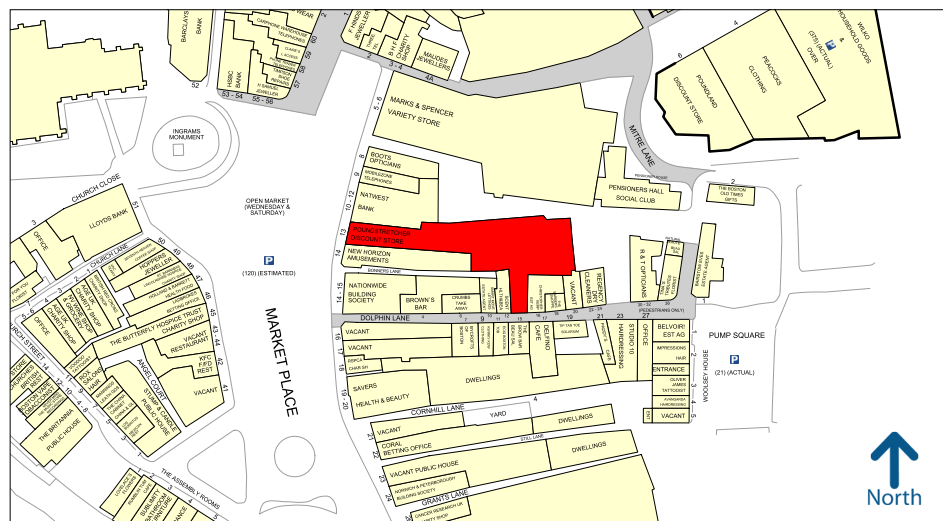
11 MARKET PLACE AND 14 DOLPHIN LANE,
BOSTON, PE21 6EH

- Prime retail premises on Market Place
- 1,021.30 sq m (10,993 sq ft) Sales and Storage
- Return frontage to Dolphin Lane
- To let as a whole or can be split
- New lease
- M&S, Boots, Savers and NatWest nearby
- **TO LET**



experian.

Boston



Experian Goad Plan Created: 11/05/2017
Created By: Banks Long



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LOCATION

The property is situated in a prominent location on Market Place, Boston. The Pescod Square Shopping Scheme is located close by and there are also a number of national multiple retailers located in Market Place including M&S, Boots, Savers, NatWest Bank and Nationwide Building Society.

Boston is an affluent 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 resident population of circa 60,000 and a catchment population of approximately 125,000.

PROPERTY

A substantial mid terrace retail premises laid out over ground, first, second and third floor levels. The property has a main frontage to Market Place and a return shop frontage to Dolphin Lane.

EPC Rating: D93

ACCOMMODATION

Market Place

GF Sales & Storage 614.20 sq m (6,611 sq ft)

Upper Floors 299.15 sq m (3,220 sq ft)

Dolphin Lane

Ground Floor Sales 53.70 sq m (578 sq ft)

First Floor Storage 54.25 sq m (584 sq ft)

Total NIA/GIA: 107.95 sq m (1,625 sq ft)

Total of whole: 1,021.30 sq m (10,993 sq ft)

SERVICES

All mains services including gas, water, drainage and electricity are available and connected to the property.

TOWN AND COUNTRY PLANNING

The current use of the property falls within Class A1 (Retail) of the Town and Country (Use Classes) Order 1987 (as amended). The property is not Listed but is located within a Conservation Area.

RATES

Charging Authority: Boston Borough Council

Description: Shop and Premises

Rateable value: £53,500

UBR: 0.479

Period: 2017-2018

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 AND RENT

The property is available **to let** as a whole or split between the main Market Place unit and the smaller Dolphin Lane unit. This is based on a letting for a term of 5 years or multiples thereof subject to 5 yearly reviews.

Whole unit - £85,000 per annum

Dolphin Lane unit - £11,000 per annum

Market Place unit - £75,000 per annum

VAT

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

LEGAL COSTS

The ingoing tenant will be responsible for the landlords reasonable legal costs in connection with a letting.

VIEWING: To view the premises and for any additional information please contact the sole agents.

Contact: James Butcher or Harriet Hatcher

T : 01522 544515

E : james.butcher@bankslong.com or harriet.hatcher@bankslong.com

Ref. 9128/2017