

Premises in Town Centre Retail Parade Available To Let on New Lease Available Late 2016 Due to Relocation

37 Wide Bargate | Boston | Lincolnshire | PE21 6SR



Currently Arranged as Walk-In Dental Surgery with a Net Area of 100.6m², 1,080ft²
Gross Internal Floor Area 155.6m², 1,695ft²
Estimated Gross Sales 100m², 1,160ft² Sales Area ITZA

Available To Let £15,000 plus VAT per annum
Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

Boston is a bustling market town with a population of approximately 68,000 residents and a secondary retail catchment area of over 200,000 shoppers. London is approximately 120 miles to the south, Lincoln 35 miles to the north-west and King's Lynn approximately 25 miles to the east.

The town benefits from a range of amenities including a large hospital, a number of large national employers, good sporting facilities and a twice weekly market.

The property is located on the east side of Wide Bargate overlooking the market place, where there is a weekly auction.

Wide Bargate is one of the main pedestrian conduits into the town centre. Nearby properties include a selection of retailers, offices and general business users. The property is in close proximity to a number of pay and display car parks.

A location and site plan are included within these particulars.

Accommodation...

The Retail Sales Area of the property is partitioned to form a number of consulting rooms, ancillary accommodation and a reception area.

Reception Area.....4.9m x 3.5m (16'1 x 11'6)

Ceiling Height.....3m (9'10)

Room No 1.....3.5m x 2.8m (11'6 x 9'2)

Room No 2.....3.5m x 3m (11'6 x 9'10)

Stairwell

Room No 3.....2.7m x 3.7m (8'10 x 12'2)

Kitchen.....2.6m x 2m (8'6 x 6'7)

Having a stainless steel sink with two door cupboard under and drawers.

WC's

Room No 4.....2.7m x 3m (8'10 x 9'10)

Walk-in Cupboard.....2.6m x 1.5m (8'6 x 4'11)

Room No 5.....2.5m x 3.1m (8'2 x 10'2)

Having fitted sinks and cupboards

Walk-in WC

Having low level WC

Access to the rooms is via a long spine corridor.

First Floor

Front Room.....5.2m x 5m (17'1 x 16'5)

Room No 2.....4.1m x 4.1m (13'5 x 13'5)

Estimated Sales Area (if partitions removed).....101m², 1,162ft²

Sales Area Estimated Zone A.....53.9m², 580ft²

Net Internal Window Frontage.....3.45m

Net Internal Area Ground Floor Rooms.....58.4m², 630ft²

Gross Internal Area First Floor Rooms.....42m², 555ft²

Lease Terms...

The property is offered to the market by way of a new Full Repairing and Insuring sub-lease at an asking rent of £15,000 plus VAT, with a minimum term of 3 years

It is expected that the tenant will contribute towards the landlord's reasonable legal fees with regards to the cost of the new lease.

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

Rent will be paid monthly or quarterly in advance and the landlord reserves the right to charge VAT.

Rent reviews will be every three years and the lease will be subject to the landlord's approval.

Planning...

The unit currently has Planning Permission dated 15th February 2010 Reference B/09/0434 for a Change of Use Retail (Class A1) to a dental surgery (Class D1) plus insertion of a new shop front. Alternative uses may well be suitable at the property but may require planning consent.

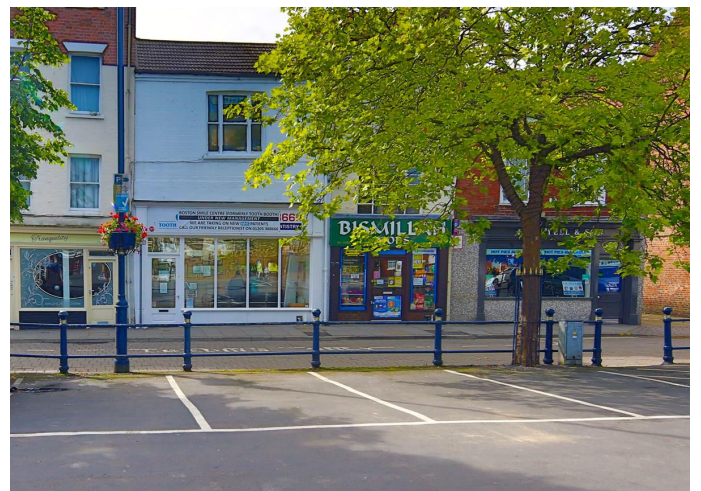
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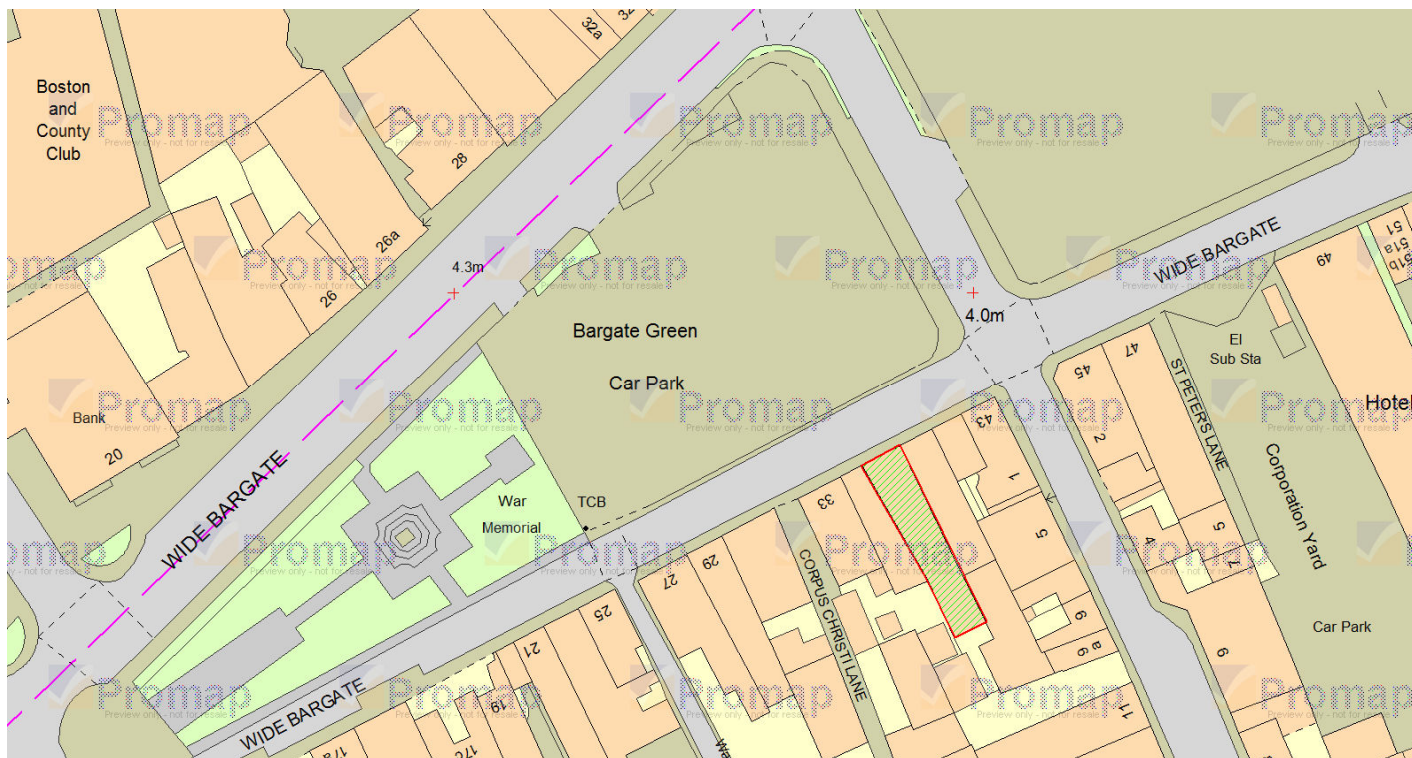
The property has an Energy Performance Asset Rating E112. Full details available upon request.

Viewings...

By appointment through the agent.

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