

Superb High Profile Retail Unit in the Centre of Town with Upper Floors

55-56 Market Place | Boston | Lincolnshire | PE21 6LS



New Retail Unit Offering a Return Retail Frontage with Over 550sqft, 50.7sqm of Ground Floor Retail Space with First and Second Floors
Over 1,100sqft, 101sqm Office Space and Ancillary Areas, GIFA 1,890sqft, 175sqm
Experiencing the Highest Footfall Levels in the Town with a Return Frontage to Wide Bargate and the Market Place

Available with No Ingoing Premium Immediately
£20,000 per annum plus VAT

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The market town of Boston is one of the fastest growing towns in the East Midlands with a population estimated to be around 83,000 residents, and a secondary retail catchment area in excess of 238,000 potential shoppers living 20 minutes from the town.

The property is located in the centre of the town having a commanding view of the Market Place, the main pedestrian precinct running into Strait Bargate.

Accommodation...

The Building Footplate.....63.1sqm, 680sqft

Ground Floor Sales Area.....50.7sqm, 550sqft
Including boxed window display areas and secondary sales area. Suspended ceilings with partial air conditioning, door heater, alarm control panel.

Rear Office.....4ft x 4ft8, 40sqft

Stairwell leading to the first floor landing.

Glass Partitioned Office.....22ft x 10ft, 235sqft

Small Store.....6ft x 5ft, 35sqft

Corner Store.....22ft x 14ft, 315sqft

Second Floor

Break-Out Area.....15ft x 12ft, 180sqft

Having kitchenette.

Corner Office.....23ft x 15ft, 345sqft

Having views over the Market Place.

Mens WCs

Ladies WCs

A ground floor access leads to a small enclosed rear yard area.

Schedule of Accommodation...

Net Internal Window Frontage (Return)	35ft	11m
Gross Sales Area	55sqft	50.7sqm
NIA (Uppers)	1,150sqft	107sqm
GIFA	1,890sqft	175.5sqm

Tenure...

The property is available by way of a new full Repairing and Insuring lease with a minimum term of 5 years. Rent reviews will be every 3 years to market rent.

The tenant will be required to contribute towards the landlord's reasonable legal fees with regards to the lease preparation.

A deposit will be held with the landlord the equivalent of 3 months' rent upfront. Rent will be subject to VAT.

An annual insurance rent will be charged to the tenant for the cost of the building insurance.

Outgoings...

The property has a Rateable Value of £21,750. Full details are available on the VOA website.

EPC...

The property has an Energy Performance Asset rating E112. Full details are available on request.

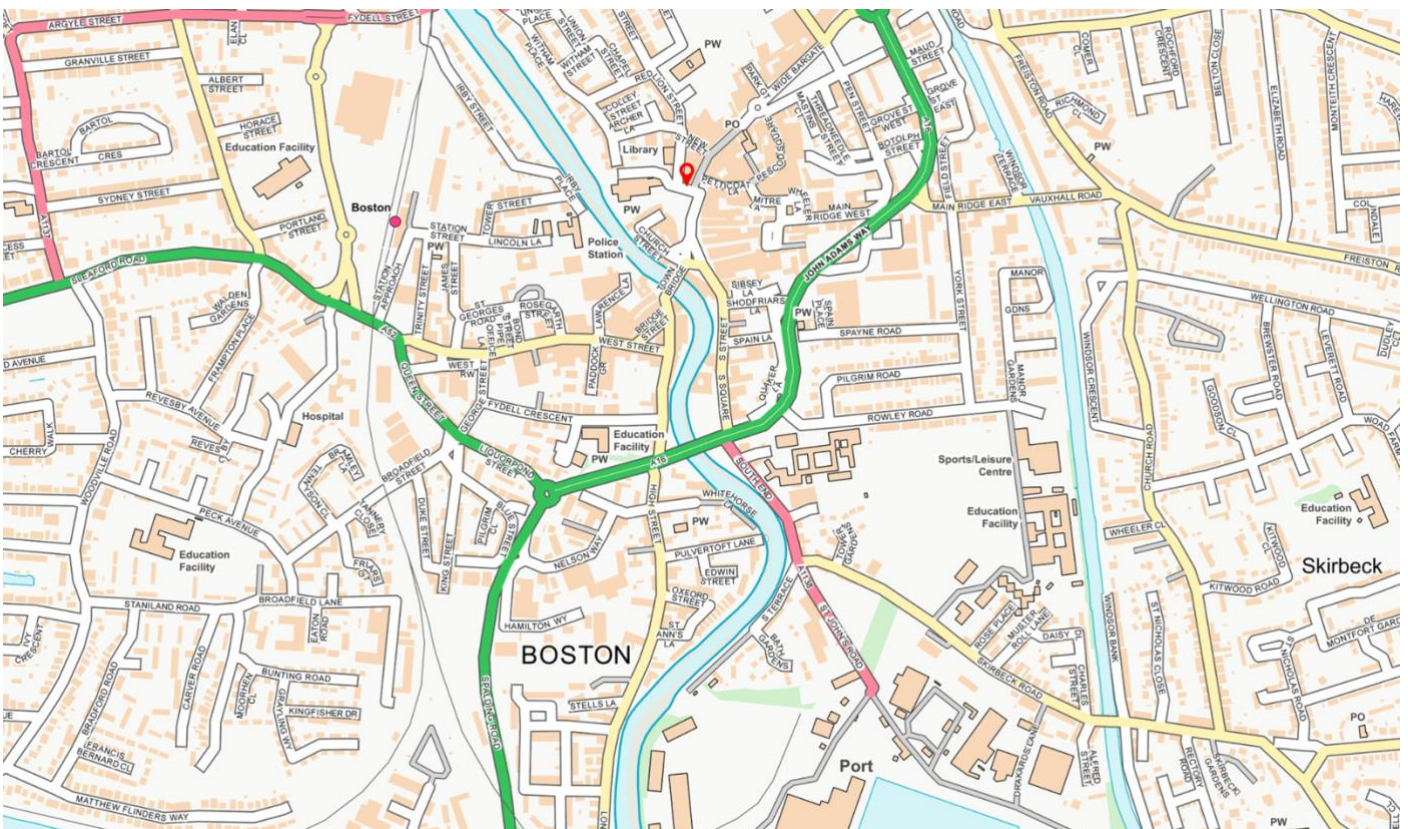
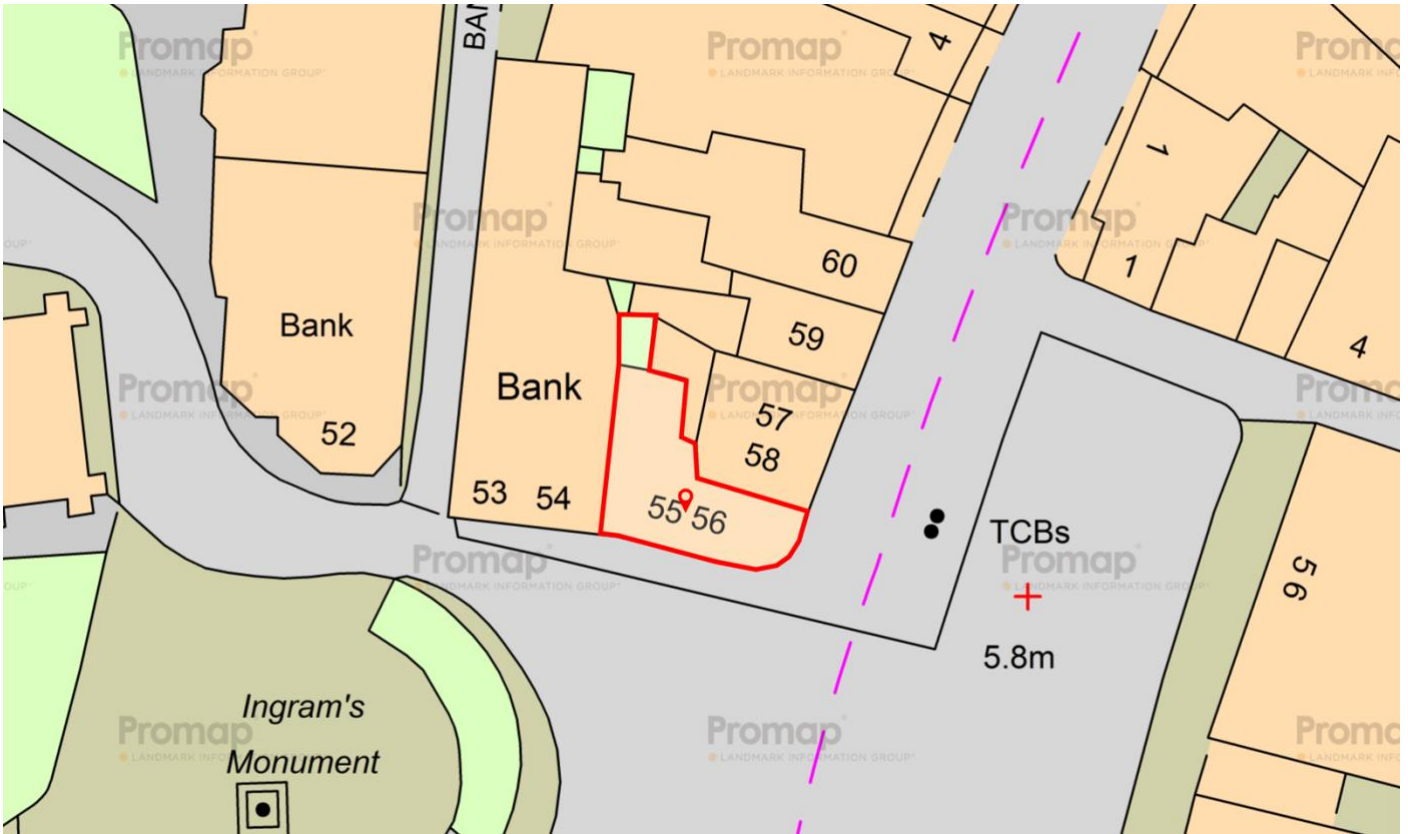
Viewing...

All viewings are to be made by appointment through the agent.

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