

Superbly Located Town Centre Retail Premises Extending to 330sqm (3,555 sqft)

11 High Street | Boston | Lincolnshire | PE21 8SH



Well Presented Building Suitable for a Range of Uses within Class E
Such as Café, Restaurant, Offices, Retail and Professional Services
Other Uses May be Permitted Subject to Planning
Ground Floor Sales Area Extending to 99sqm, 1,065sqft,

Available To Let Leasehold
£19,500 plus VAT per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston is located approximately 115 miles to the north of London and has a population in excess of 68,000 residents with a secondary retail catchment of around 238,000 customers and has a strong regional history and associations with the Hanseatic League and offers a range of well-regarded schools, large hospital, active port and twice weekly market dating back to the reign of Henry VIII.

The property is prominently situated in an established retail parade and main pedestrian route connecting West Street to the Market Place at the foot of the Town Bridge, having high vehicular flow.

Nearby properties include a hotel, public houses and retail premises including Boots, The Halifax, Norwich and Peterborough, Coral, Savers, The Nationwide and KFC.

Accommodation...

The ground floor comprises open plan space leading to a rear staircase and an amenity area.

A separate staircase from the main sales area leads to the first floor and a second floor arranged as 7 offices, a kitchenette and WCs.

To the rear is an enclosed yard with access onto Hatters Lane: A gated passage from High St to West St.

It is felt that the rear yard may be suitable for the siting of commercial bins used in association with a café or restaurant.

Schedule of Accommodation...

Net Internal Width High Street.....5.1m, 17ft
Net Internal Depth Hatters Lane.....18.7m, 61ft

Gross Sales Area	99.0m ²	1,065ft ²
Sales ITZA	55m ²	590ft ²
First and Second Floor Offices (7 rooms) NIA	178m ²	1,915ft ²
Gross Internal Floor Area (est)	330m ²	3,555ft ²

The ground floor is well appointed with carpet tiled floor, LED lighting and cabling systems.

The upper floors can be accessed via two separate staircases.

First Floor

Office 1.....3.5m x 2.7m, 11ft6 x 8ft10
Office 2.....3.7m x 2.5m, 12ft2 x 8ft2
Office 3.....3.7m x 3.4m, 12ft2 x 11ft2
Office 4.....6.7m x 3.9mm, 22ft x 12ft10 +2.1m x 2.3m, 6ft11 x 7ft7
Kitchenette.....3.9m x 3.7m, 12ft10 x 12ft2
Rear Stairs to Gents and Ladies WC.

Second Floor

Office 5.....5.1m x 4.5m, 16ft9 x 8ft2
Office 6.....8.4m x 6.0m, 27ft7 x 13ft5
Office 7.....4.4m x 3.7m, 14ft5 x 12ft2
Store Room.....5.0m x 2.5m, 16ft5 x 8ft2

Tenure...

The property is available by way of either a new Full Repairing and Insuring lease; a sub-lease on the same terms as the existing Head Lease; or an assignment of the existing Head Lease expiring 24 December 2026. The lease will be excluded from the Landlord and Tenant Act 1954 Part II.

Rent will be paid quarterly in advance. A rent deposit may be requested by the Landlord.

Any prospective incoming tenant may be requested to make a contribution to the Landlord's reasonable legal fees, subject to agreement.

VAT...

The vendor reserves the right to charge VAT at the prevailing rate where applicable.

Outgoings...

Tenant will be responsible for all outgoing at the property including an annual insurance rent. The property has a Rateable Value of £13,000 therefore qualifying occupiers may be eligible for additional Business Rates Relief.

Viewing...

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

Poyntons Consultancy.

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