

# Retail Unit Available To Let Leasehold Prime Location in the Centre of Busy Market Town

14-16 Strait Bargate | Boston | Lincolnshire | PE21 6LW



Substantial Property Extending to Provide Over 4,500sqft of Accommodation  
Over Three Floors with Ground Floor Footplate of Around 2,300sqft  
Rent Incentives Available on Request  
Current Use Class E

Available To Let Leasehold with No Ingoing Premium  
£35,000 per annum plus VAT Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)



### **Location...**

The bustling market town of Boston has a secondary retail catchment area of over 130,000 shoppers and a population of 68,000 residents.

It is located approximately 115 miles to the north of London, 35 miles to the south-east of Lincoln, 40 miles to the east of Nottingham and 35 miles to the west of King's Lynn.

The property is located in a central location within the main Prime Retail Precinct benefitting from a return frontage towards the secondary Retail Zone of Red Lion Street.

Nearby retailers include Café Nero, Next, Vision Express, EE, Argos, New Look, Poundstretcher, F Hinds and others.

### **Accommodation...**

An arcade entrance leads to the main retail area extending to provide open plan accommodation.

A rear stairway with separate access leads to the upper floors which are divided into a number of storage rooms, with an additional staircase leading to the second floor where there are further rooms forming ancillary accommodation.

Ground Floor Sales  
2,290sqft  
Ground Floor Store  
115sqft  
First Floor Accommodation  
1,535sqft  
Second Floor Accommodation  
999sqft

### **Tenure...**

The property is available by way of a new Full Repairing and Insuring Lease with a minimum term of 5 years.

Rent will be paid quarterly in advance on the quarter days, the tenant being responsible for the buildings and all outgoing.

### **Legal Costs...**

The incoming tenant to contribute £750 plus VAT towards the Landlord's reasonable legal fees with regards to the preparation of the lease.

### **Planning...**

The property was granted planning consent by Boston Borough Council for a coffee shop Application No. B/17/0381 dated 7 November 2017.

A planning application reference B/22/0222 for a change of use to an AGC (sui generis) was refused by Boston Borough Council on 2 August 2022.

Details of the planning history are available.

### **Outgoings...**

The tenant will be responsible for all utilities, service charge, insurance rent and Business Rates.

### **EPC...**

The property has an Energy Performance Asset Rating D97. Further details are available on request.

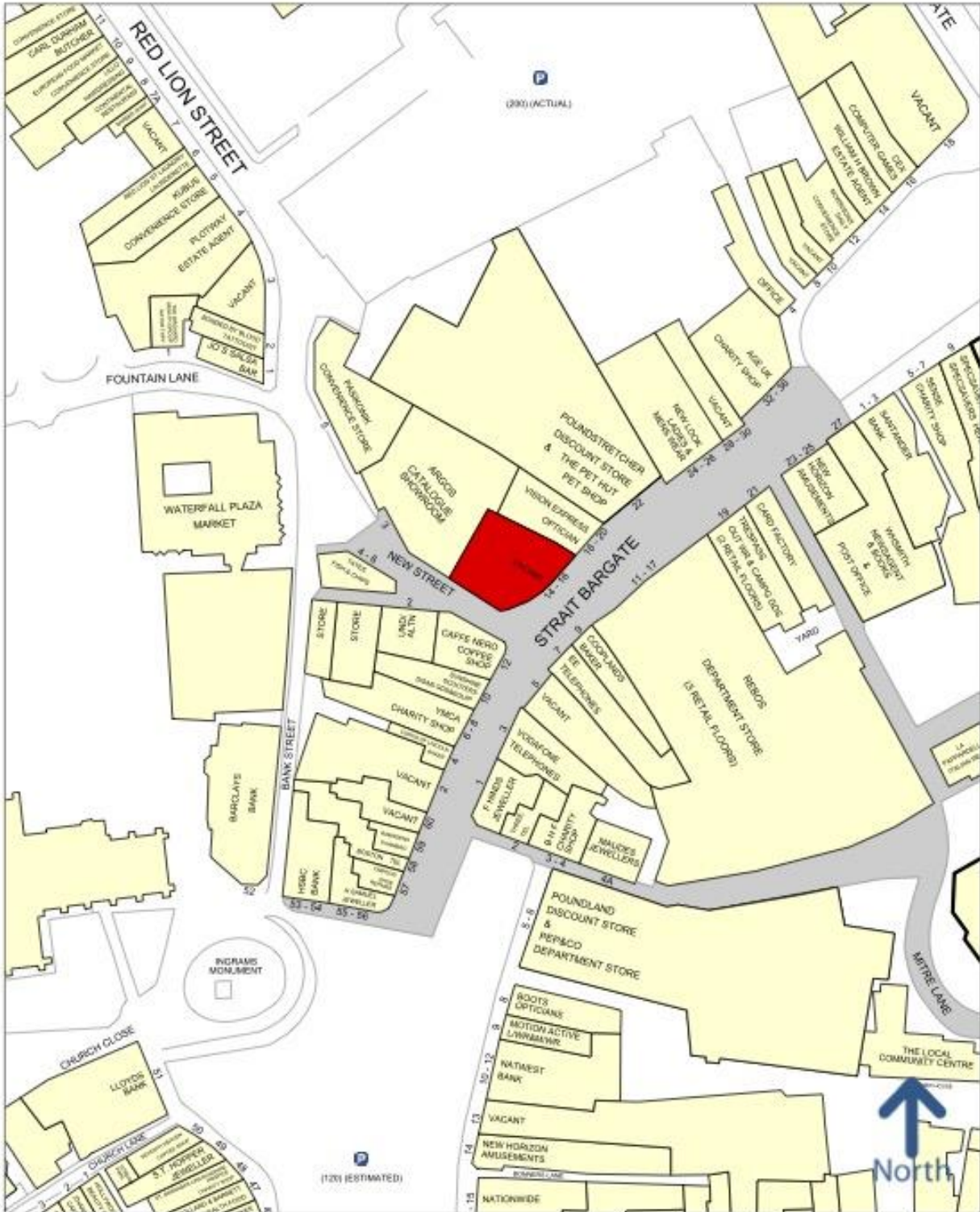
### **VAT...**

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

### **Viewing...**

Strictly by appointment through the agent:

Poyntons Consultancy  
24, 26, 28, South Street,  
Boston, Lincolnshire PE21 6HT  
Tel 01205 361694  
sales@poyntons.com | poyntons.com



50 metres  
 Copyright and confidentiality Experian, 2022. © Crown  
 copyright and database rights 2022. OS 100019885

Experian Goad Plan Created: 11/08/2022  
 Created By: Poyntons Consultancy Ltd

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

**Misrepresentation Act:** The particulars in this brochure have been produced in good faith and are set out as a general guide and do not constitute whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.  
**Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

**poyntons consultancy**  
 PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)