

Town Centre Ground Floor Retail Unit To Let Available Immediately with No Ingoing Premium

10 South Street | Boston | Lincolnshire | PE21 6HE



Total Accommodation Extending to Approximately 820sqft, 76sqm
High Profile Ground Floor Retail Unit in Historic Building To Let
Built on the Remains of a 13th Century Priory

Available To Let Leasehold
£8,400 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 on the South Lincolnshire Fens and has a vibrant nightlife and strong retail offering.

The property is located to the south of the market centre in the cultural quarter on South Street and comprises ground floor accommodation of a Gothic Victorian building previously known as the Arbor Club.

Accommodation...

Net Internal Window Frontage.....4.3m
Front Sales Area.....5.5m x 5.7m, 31sqm
Rear Sales Area.....6.8m (max) x 6.6m (max), 40sqm
WC & Kitchenette.....5sqm
2 partitioned rooms.



Tenure...

The property is available by way of a new full Repairing and Insuring lease.

The incoming tenant will be responsible for the landlord's legal fees with regards to the preparation of the lease up to a maximum of £500 plus VAT.

The rent will be paid monthly in advance and a deposit lodged with the landlord.

The lease will be excluded from the Landlord and Tenant Act 1954 Part II. Please enquire for further details.

Outgoings...

The unit has a Rateable Value of £5,000 (Local Authority Reference 00506960010A08) meaning that qualifying occupiers may be eligible for Full Business Rates Relief. Interested parties are advised to enquire with the Local Authority.

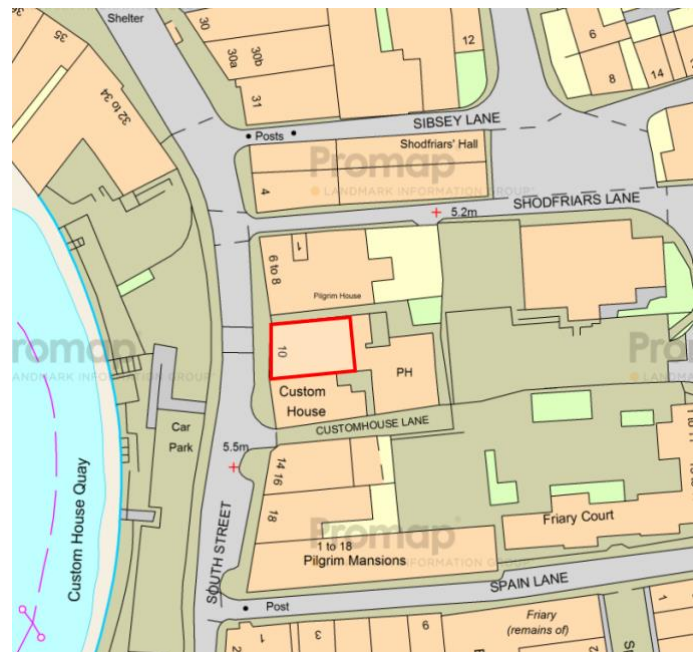
Tenants will be responsible for all utilities.

Viewing...

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

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