

Versatile Unit Available To Let Suitable for a Range of Uses Including Retail & Leisure, Healthcare and Offices

Unit at Boston West Business Park | Sleaford Road | Boston | Lincolnshire | PE21 8EG



Superb Town Centre Location Opposite 105,000sqft Asda Superstore off the A52
Set in 0.8 acres, 0.33 ha with up to 100 Customer Parking Spaces
Offering Over 9,100sqft, 845sqm of Versatile Accommodation with an IEH of 4.5m
Previously fitted Out as a Modern Gym with Changing Facilities but Suitable for a
Wide Variety of Alternative Uses including Restaurant, Retail, Healthcare, Offices

Available with No Ingoing Premium
POA Subject to Contract



poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The market town of Boston is located approximately 110 miles to the north of London on the South Lincolnshire Fens with a population of approximately 83,000 residents and a secondary retail catchment of approximately 250,000 shoppers within a 10 mile radius.

The town has a large port, hospital, strong retail and sporting offerings and has been one of the fastest growing towns in the East Midlands over the last 20 year period.

The property is located on the west side of the town centre close to McDonalds, ALDI, Currys and Halfords and to the south of a large Asda Supermarket on the entrance to Boston West Business Park.

Boston West Business Park fronts the A52 trunk road which is the main vehicular conduit from the East Midlands to Boston and the port, and the seaside resorts of Skegness and Ingoldmells to the north.

Park occupiers include Sidings Medical Practice, Boston West Hospital, a Pharmacy and Children's Day Nursery.

Boston Rail Station is 225m from the property and provides frequent services to Grantham, Nottingham and Skegness.

Accommodation...

This historic building was originally used for locomotive repair and is a predominantly open plan structure now arranged to provide a reception area, main trading area, secondary trading area and extensive changing facilities.

Fitted Reception Lobby Counter.....21ft x 20ft, 421sqft
Having suspended ceilings, inset spotlights, floor tiles, air conditioning, fitted serving counter, CCTV system, linen cupboard.

Office.....9.9ft x 8.7ft, 90sqft

Staff Amenity Break Out Area.....18ft x 10ft, 185sqft
Having kitchenette, lockers, safe.

Main Trading Area.....116ft x 35ft, 4,100sqft
Having modern suspended ceilings, storage cupboards, air conditioning, double height ceiling, apex, speaker system.

Plant Room

Having air conditioning condensers.

Male Changing Room.....30ft x 35ft, 1,060sqft
Containing over 100 fitted lockers, shower cubicles, tiled floor fitted to a modern standard, 3 WC's and sinks.

Female Changing Room.....45ft x 31ft, 1,400sqft
Over 100 lockers, vanity units, shower cubicles, communal shower, 3 WC's and sinks.

Second Trading Area.....47ft x 30ft, 1,440sqft
Having air conditioning units, spotlights.

Outside...

Access from the A52 highway leads to the estate road, there are three vehicular accesses to the car park. The main car parking area is in front of the entrance with two additional parking areas giving a total of 100 parking spaces in total.

Schedule of Accommodation...

Main Trading Areas	514m ²	5,540ft ²
Reception	39m ²	420ft ²
Office	8m ²	90ft ²
Amenity Area	17m ²	185ft ²
Ancillary Changing	98.4m ²	1,060ft ²
Ancillary Changing	129m ²	1,400ft ²
Total Approximately	842m ²	9,100ft ²
Site Area	0.33 ha	0.8 acres

Lease...

The property is available by way of a new Repairing and Insuring lease with no ingoing premium.

The tenant will be expected to pay rent quarterly in advance. The landlord to hold a deposit the equivalent of a quarter of a year's rent paid upfront. VAT will be applied to the rent and a service charge will be levied to cover the cost of any communal estate roads and service charges.

Building insurance will be charged annually back to the tenant by way of an insurance rent.

Fixtures and Fittings...

Fixtures and fittings currently at the property are not warranted by the landlord. Please call for further information.

Outgoings...

The tenant will be responsible for all the utilities at the building including Business Rates. The property has a Rateable Value of £70,000 with Local Authority Reference 00506800000017.

Legal Costs...

Each side to bear their own.

EPC...

The property has an Energy Performance Asset Rating B35 valid until July 2033. Full details available on request.

Viewing...

Viewing is by appointment through the Agent, Poyntons Consultancy, 01205 361694. sales@poyntons.com



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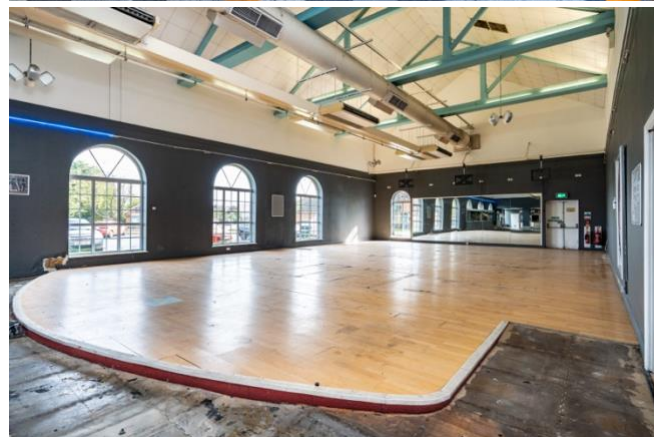




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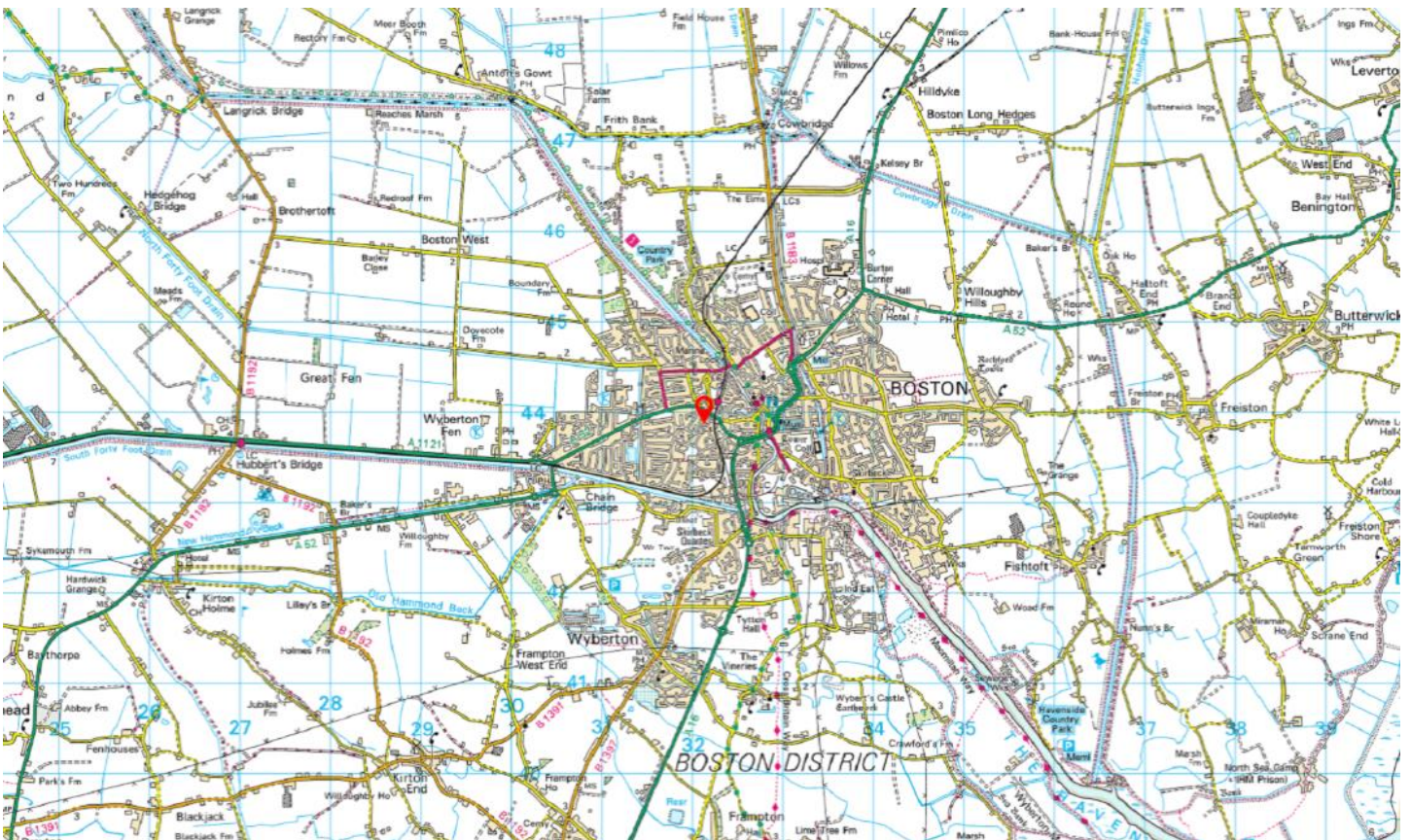




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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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