### Retail Unit Available To Let on Attractive Lane in the Centre of Boston with Good Footfall

15 Dolphin Lane | Boston | Lincolnshire | PE21 6EU



Attractive Glazed Frontage Modernised Retail Unit with WC Extending to Provide 18.5sqm, 200sqft of Retail Accommodation

Available To Let Leasehold on FRI Terms £5,100 per annum plus VAT Subject to Contract

## poyntons consultancy



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PROPERTY MARKETING SPECIALISTS

#### Location...

The bustling market town of Boston has a population of approximately 73,000 residents, twice weekly markets, large hospital, active port and a strong retail offering with good sporting facilities and a number of well-regarded schools

The property is located in Dolphin Lane which is a busy shopping area between the main parking spaces in the Market Place and Pump Square.

Nearby properties are a mix of shops, cafes, beauty parlours and financial services.

The property is located on the south side of the lane.

#### Accommodation...

Accommodation......3.8m x 5m Having a glazed frontage and plaster wall finishes currently arranged as a beauty salon. Ancillary Accommodation Kitchenette WC

#### Tenure...

The property is available by way of a new Full Repairing and Insuring lease on standard commercial terms.

With regards to the lease, a deposit will be held by the landlord of a quarter of a year's rent paid upfront. The lease will be subject to VAT.

The tenant will be responsible for the landlord's reasonable legal fees up to a maximum of  $\pounds$ 1,000 plus VAT.

The tenant will be required to pay an annual insurance rent to cover their apportionment of landlord buildings insurance.

#### Outgoings...

The tenant will be responsible for all utilities at the property including Business Rates.

The property has a Rateable Value of  $\pounds$ 4,500. Full details of which can be found on the VOA Website.

#### EPC...

The property has an Energy Performance Asset Rating D78. Full details are available on request.

#### Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy. sales@poyntons.com | poyntons.com



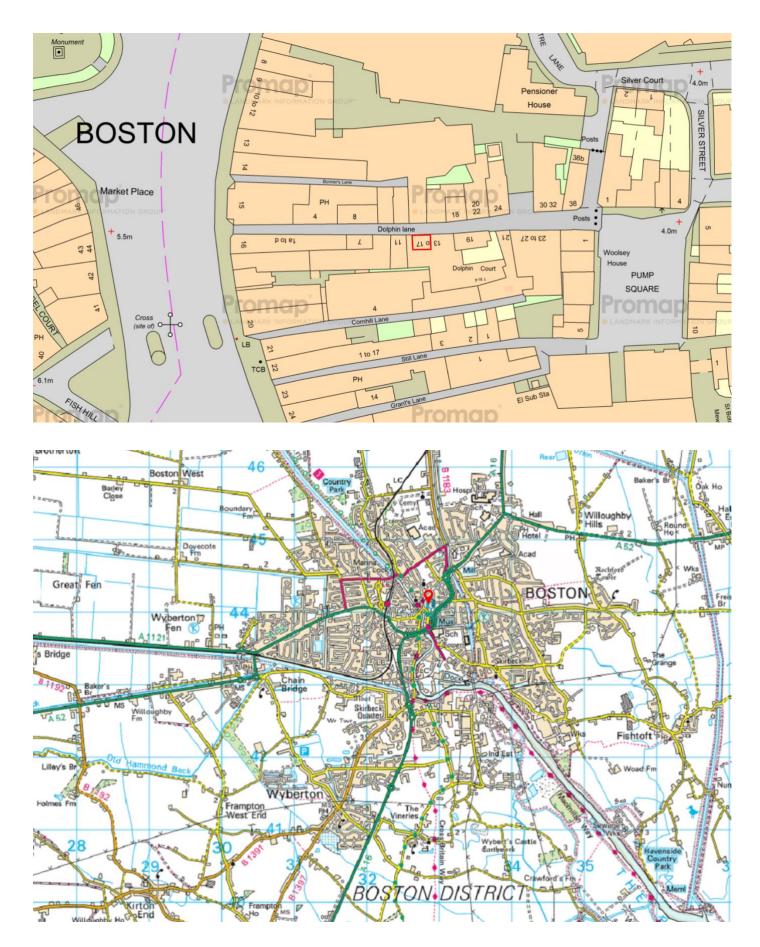
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