

Freehold Investment Property in Busy Commercial Location with Strong Track Record of Lettings

47 West Street | Boston | Lincolnshire | PE21 8QN



Ground Floor Retail Unit and First Floor Dental Practice in High Area of Footfall
Accommodation Extending to Over 351sqm, 3,780sqft
Total Income of £28,500 per annum with Over 5 Years of Unexpired Lease Terms

For Sale Freehold Subject to Existing Tenancies
£325,000 No VAT, Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The historic market town of Boston has a population of over 70,000 with a long history connected with the sea trade from the port and agriculture from the surrounding rich agricultural area.

West Street is the main conduit into the main Market Place and is a busy secondary retail area with nearby occupiers including a large council office, Wickes, shops, restaurants, a nightclub and commercial businesses.

The property is located on the north side of the road next to a Pay and Display car park.

Description...

The property is let under two separate leases for the ground floor shop and the first-floor dental practice.

Ground Floor

The accommodation is arranged to provide open plan retail space with a net internal window frontage of 7.5m and shop depth of 18.5m with rear ancillary areas, WC and stores. The shop has suspended ceilings and partial air conditioning. There is a first floor office/store included at the rear.

First Floor

A separate access from West Street leads to the first-floor dental practice.

Hallway with bin store.

First Floor Reception Area.....5.6m x 3.4m & 6.5m x 1.8m
WC

Office.....2.8m x 1.7m

Staffroom.....3.1m x 3.6m
WC

Consulting Room No. 1.....15.5sqm

Consulting Room No. 2.....15.5sqm

Consulting Room No. 3.....10.4sqm

Consulting Room No. 4.....10.3sqm

Consulting Room No. 5.....11.4sqm

Office

Ancillary Area

Schedule of Accommodation...

47 West Street:-		
Ground Floor - Gross Sales Area	1,690ft ²	157.0m ²
Ancillary Storage	585ft ²	54.4m ²
First Floor Dental Practice (NIA)	1,340ft ²	124.6m ²
Total GIFA	3,780ft²	351m²

Tenure...

The property is available Freehold, subject to the existing leases.

Lease Terms...

The ground floor is let on a lease with the rent at £18,500 per annum for a term of 7 years commencing 22nd May 2023. The tenant pays a proportion of building maintenance costs, insurance rent annually and their own utility bills and rates. Copies of the lease available on request.

The first floor is let to a private dental practice at £10,000 per annum on a lease for a minimum term of 7 years dated 15th May 2024 on similar terms to the ground floor.

Both leases are protected by the Landlord and Tenant Act 1954 Part II.

Outgoings...

The tenants are responsible for all outgoing and utilities at the property.

EPC...

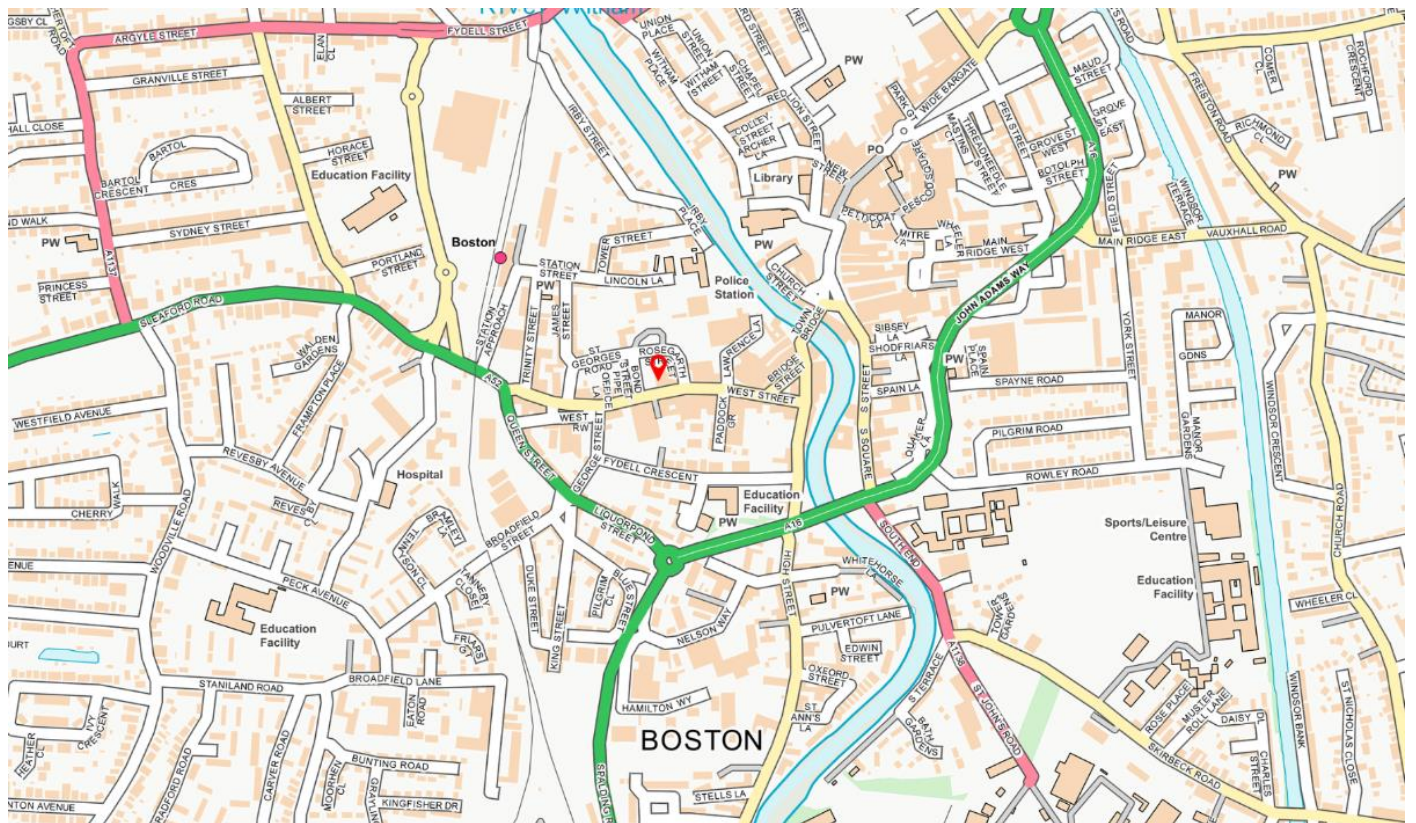
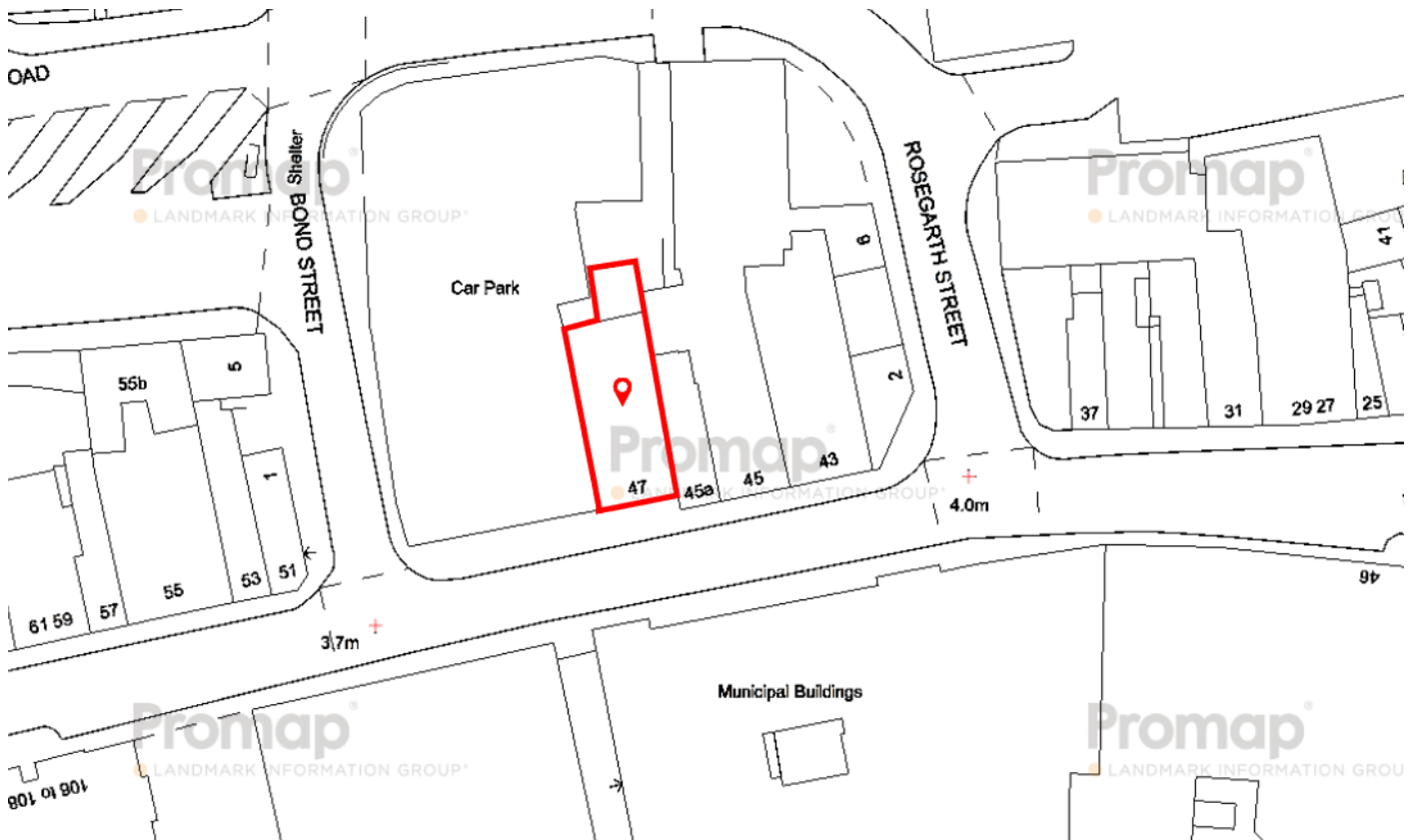
The first floor has an Energy Performance Asset Rating C62, full details are available on request.

Viewing...

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

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