

PRIME SHOP TO LET UNIT 1, 6/10 STRAIT BARGATE BOSTON

Location:

Boston is an historic Lincolnshire market town situated some 37 miles from Lincoln, 35 miles from Peterborough and 118 miles from London. Boston has good communication links with the A16 and A52 trunk roads providing access to the A1 and in turn the national motorway network. The Town has a population estimated at 68,000 and an estimated catchment of 97,000 within a 12 mile radius and benefits from an historic twice-weekly market.



The property is in a 100% pitch in the pedestrianised Strait Bargate. Other retailers in close proximity include Vodafone, EE, Oldrids Department Store, Caffe Nero and Hinds amongst others.

Description:

The premises comprise a three storey building fitted as a shop with ancillary storage. The premises has the following approximate areas:

Ground Floor Sales 3058 sq ft

First Floor Ancillary 1077 sq ft

Second Floor Ancillary Not measured (Accessed via ladder)

Terms:

Our clients are seeking a new FRI lease for a term to be agreed with 5 yearly upward only reviews to market at a rental of £55,000 p.a.x. plus VAT.

Rateable Value:

We have been verbally advised as follows:

Rateable Value £52,000 (1/4/23).

We recommend interested parties make their own enquiries with Boston Borough Council 01205 314200.

Legal Costs:

Each party is responsible for their own costs incurred.

01603 622334

12 UPPER KING STREET NORWICH NR3 1HA

Viewing:

Strictly by appointment with the agents:

Kevin Taylor
Kevin Taylor and Associates
Tel: 07870 948444
Email: kevin.taylor9@btconnect.com

Energy Performance Certificate:
6/10 Strait Bargate
BOSTON
PE21 6LR

Energy Performance Asset Rating

Or

Rupert Ratcliffe
Ratcliffes
14 Brooks Mews
Mayfair London W1K 4DG
Tel 0207 629 4036
Email rwkr@ratcliffes.com

A full certificate is available upon request

SUBJECT TO CONTRACT



IMPORTANT

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify these particulars on your visit to the property and by making full enquiries. These particulars do not obviate the need for a full survey. Accordingly, no liability is accepted by us or our clients as a result of any error or omission in the particulars or any other information given.