BRUCE MATHER

INDEPENDENT ESTATE AGENT









25 Wormgate, Boston, PE21 6NR

£350 Per Calendar Month

An attractive Grade 2 listed shop premises TO LET having a total floor area of approx 376 sq ft. 35 sq m, comprising Sales Room, Kitchen and Cloakroom.

The unit is situated in the popular retail area of Wormgate within walking distance of the town's amenities.

ACCOMMODATION
Through wooden front entrance door into:-

SALES SHOP 26'01" to 23'02" x 13'09" to 12'07" (7.95m to 7.06m x 4.19m to 3.84m)
Having 6 main display windows and further window over entrance door; 2 ceiling lights; cast iron and tiled fireplace; 2 double radiators; sash window to rear and door to:-

KITCHEN 8'06" to 8'02" x 5'06" to 5'04" (2.59m to 2.49m x 1.68m to 1.63m)
Having double cupboard with stainless steel sink; gas boiler; single wall mounted cupboard; florescent strip light; electric trip switch box; window and glazed door to side and door to under stairs store cupboard having wall light.

CLOAKROOM
Having white low lever WC; radiator; obscure glass window to side and ceiling light.

TENURE
LEASEHOLD.
A new lease is available upon IRI type terms at the commencing rental of £350 pcm. Tenant also responsible for glass and shop frontage.

BUSINESS RATES
We understand from the Local Authority Website that the Current Rateable Value Assessment is £5,800 reducing to £5,500 in April 2026.

Interested parties are advised to contact Boston Borough Council to verify the amount of business rates payable (Tel: 01205 314200) due to the Council offering small Business Rate Relief providing applicants meet specific criteria.

EPC RATING
EPC rating for this property is D

LEGAL COSTS
The ingoing tenant to be responsible for the Landlord's reasonable legal costs in the preparation of the lease document.

PLANNING
Interested parties must consult with Boston Borough Council Planning Department to ensure the property is suitable for their required usage.
The most recent planning application is B/23/0018 for a tattoo studion.

AGENT'S NOTES
Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.
Bruce Mather Limited for themselves and for Lessors of this property whose Agent they are give notice that:- 1) the particulars, whilst believed to be accurate, are set out as a general outline for intended buyers or lessees and do not constitute nor constitute part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) no person in the employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatever in relation to this property.

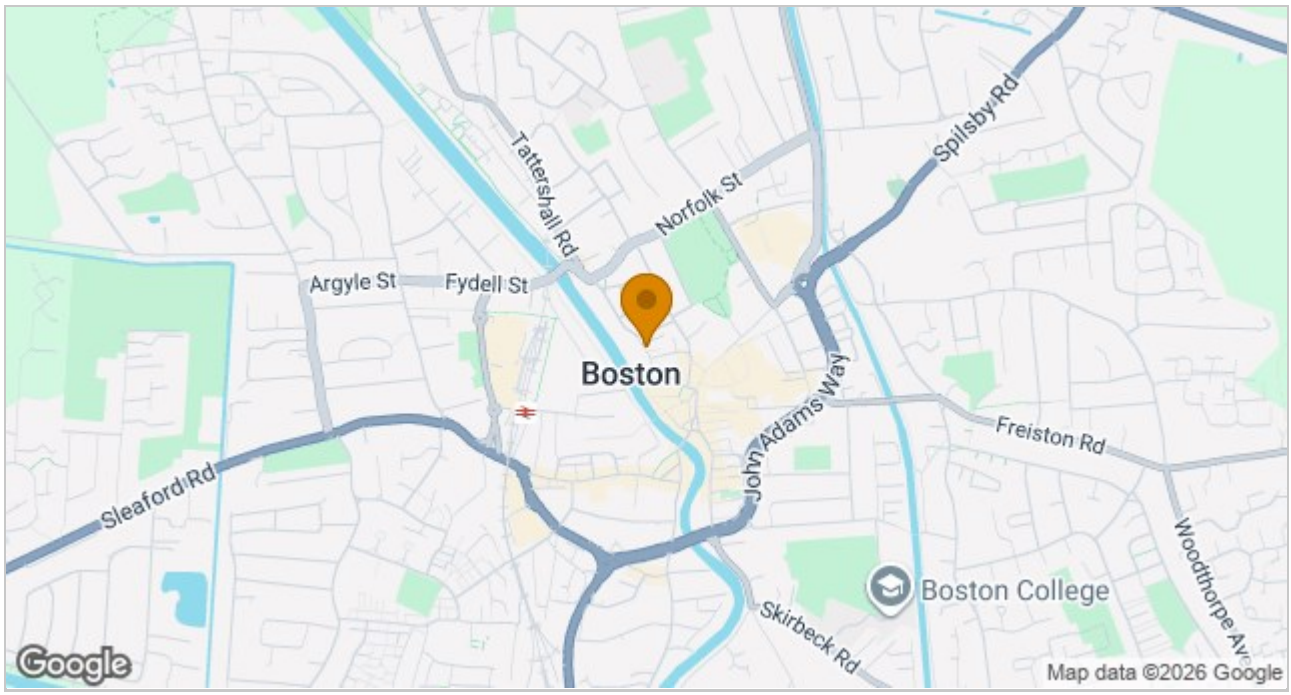
VIEWING
By prior appointment with the Letting Agents, Bruce Mather Limited. Tel: 01205 365032.

DIRECTIONS
On foot, from our offices in Pump Square proceed across the square into dolphin Lane and into the Market Place, proceed towards The Stump, taking the road round by Barclays Bank towards the bottom. Proceed into Wormgate and the shop is situated on the right hand side.

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Area Map



BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN BOSTON

BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BOSTON

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