

BRUCE MATHER

INDEPENDENT ESTATE AGENT



36 Market Place, Boston, PE21 6NH
£11,000 Per Annum

A good sized high profile retail unit situated in the busy Boston Market Place. This well positioned shop with neighbouring national retailers is situated close to the taxi rank, bus stop and pedestrian crossing. The property is Grade 2 listed.

An internal inspection is highly recommended to appreciate the size of the main sales floor with ancillary accommodation off.

ACCOMMODATION

The property is presently laid out to form a long rectangular retail area with former reception having a wall to wall depth of 50ft (15.24m) with varying widths ranging from 19'4" (5.89m) narrowing to 8'1" (2.46m) With the present configuration.

At the end of the ground floor, there are two separate toilets.

From the reception area, a corridor leads to the staff toilet and a separate kitchen (9'2 x 5'8", 2.79m x 1.72m)

BUSINESS RATES

The VOA Business Rates assessment from April 2023 has a Rateable Value of £11,000. Subject to the Tenant meeting specific criteria, it is possible 100% exemption from the payment of Business Rates could be applied for under present guidelines. Contact Boston Borough Council 01205 314413.

TENURE

New negotiable length lease upon Effective FRI type terms at the commencing rental of £12,000 per annum exclusive. Tenant also to be responsible for non-structural repairs, decorating, glass and shop frontage. The rent will be payable quarterly in advance on the quarter days. The tenant will be responsible for all outgoing at the property.

VAT

VAT will be chargeable on the rent at the prevailing rate.

Deposit

A deposit of 3 Months Rent Equivalent + VAT will be due upon completion from a tenant.

Legal Expenses

There will be legal fees for the contract due at £995.00 + VAT

REFERENCES

Prospective tenants are required to pay £49.95 (£42.00 +£7.95VAT) for the credit check

PLANNING

Interested parties must consult Boston Borough Council Planning Department to ensure the property is suitable for their required needs. Telephone 01205 314344.

VIEWING

Strictly by appointment with the Letting Agents, Bruce Mather Ltd. Tel: 01205 365032 Option 3. james@brucemather.co.uk

EPC

Instructed

AGENT'S NOTE

Please contact us for further clarification. 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.

