

BRUCE MATHER

INDEPENDENT ESTATE AGENT



138a West Street, Boston, PE21 8QZ

£15,500 Per Annum

Deceptively spacious double fronted restaurant premises over ground and first floors situated in the busy retailing area of West Street.

ACCOMMODATION

The restaurant is set out over two floors providing a Gross Internal Area over 2000 sq. ft (185sq.m). The property has historically been set out to provide dining areas to ground and first floors with toilet facilities to each level. There is a further room at the back of the first floor which has also been used as a private function room.

RECEPTION AREA (FORMER BAR) 17'2" x 11'8" ext to 17'11" max (5.23m x 3.56m ext to 5.46m max)

Having ceiling light; radiator and tiled floor.

CLOAKROOM

With white low level w.c.; white wall mounted wash basin and ceiling light.

From lobby opening to:

DINING AREA 17'6" x 11'11" (5.33m x 3.63m)

Having 2 front windows; tiled floor and ceiling light.

SEATING AREA/INNER HALLWAY 11'9" x 7'5" narrowing to 5'3" (3.58m x 2.26m narrowing to 1.60m)

Having tiled floor; fire exit and ceiling light.

In addition to the rooms described, there is also a cloaks cupboard close to the staircase which leads to:

FIRST FLOOR LANDING

Having tiled floor; ceiling light; window to side elevation' rooms leading off to:-

RESTAURANT 41'7" x 11'11" (12.67m x 3.63m)

Having five windows to front elevation; further window to side elevation; four radiators; ceiling lighting and door to kitchen.

KITCHEN 11'10" ext to 15'7" x 13'4" (3.61m ext to 4.75m x 4.06m)

With two doors to landing; tiled walls and floor; plumbing for gas cooker and window to side elevation.

From the landing, opening to corridor having window, radiator and doors leading off to:-

CLOAKROOM 13'5" x 6'8" (4.09m x 2.03m)

Having white wash hand basin; toilet cubicle white close coupled w.c.; 3 urinals; two obscure glazed windows to side elevation; double radiator and two ceiling lights.

SECOND CLOAKROOM 13'4" x 8'10" (4.06m x 2.69m)

Having two inset wash hand basins; double radiator; windows to side and rear elevations; two cubicles each having white close coupled w.c and tiled surround.

WASH ROOM 11'11" x 5'7" (3.63m x 1.70m)

With stainless steel sink and drainer; three windows to side elevation; two ceiling lights; tiled floor and radiator.

STORE ROOM 9'4" ext to 10'9" x 7'9" max (2.84m ext to 3.28m x 2.36m max)

Having window to side elevation and two ceiling ceiling lights.

STORE ROOM 2 9'7" x 9'9" (2.92m x 2.97m)

Having ceiling light; shelving and fire door.

FUNCTION ROOM 26' x 12'11" ext to 17'7" (7.92m x 3.94m ext to 5.36m)

Having windows to rear and side elevations; five radiators and ceiling lighting.

BUSINESS RATES

We understand from the VOA website the 2023 Rateable Value Assessment is £10,250. Interested parties are advised to contact Boston Borough Council (Tel: 01205 314200) to verify the amount of business rates payable.

PLANNING

The Incoming Tenant must ensure their business usage is permissible through consent from the Landlord and Boston Borough Council Planning Department (tel: 01205 314344).

LEGAL COSTS

The Incoming tenant to be responsible for the legal costs incurred in the preparation of the lease.

DEPOSIT

The Incoming Tenant will be liable to pay a separate deposit of the equivalent to three months rent upon completion. Rent is to be paid quarterly in advance.

TENURE

Leasehold. New lease available upon FRI type terms at £17,000 PAX. The tenancy will be excluded from sections 24 to 28 of the Landlord and Tenant Act (1954).

REFERENCES

The credit check fee is £49-95 for an application per person who will be named on the lease.

EPC

EPC rating for this property is D.

VIEWING

Please contact Bruce Mather Commercial on 01205 365032 Option 3, james@brucemather.co.uk or visit our offices at 6 Pump Square to book your viewing.

AGENTS NOTE

The tenancy is excluded from Sections 24 to 28 of the Landlord & Tenant Act (1954).

The Incoming Tenant will be required to apply for the relevant licence from Licences & Land Charges Section at Boston Borough Council for the supply of alcohol on the premises.

The property does not have a gas boiler and will require one if the tenant wishes to use the radiators.

AGENT'S NOTES

Bruce Mather Limited for themselves and for Sellers and 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 Buyers or 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	1	1
England & Wales		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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