

BRUCE MATHER

INDEPENDENT ESTATE AGENT



Rainbow Landscaping Centre Green House Retail Sales Area, London Road, Kirton, PE20 1PX £700 Per Calendar Month

An opportunity TO LET the front retail sales area just before the busy restaurant to the Kirton Rainbow Landscaping Centre.

This retailing area comprising a Green House, GIA approx. 2770 sq. ft (257 sq. m) which is the walk through area for the customers for the restaurant providing passing trade, it is available to rent at just £700 per calendar month.

The Centre is located by the expanding Village of Kirton off London Road.

SALES AREA

A 6 bay semi-detached Glass House designed as a Retailing Area conveniently leading towards the Restaurant. Having a GIA of approx. 2770 sq.ft (257.34 sq.m) the property has lower brick walling with upper pitched glazed panels above, a multitude of slabbed and paved flooring designs, hexagonal raised pond, cold water tap, ceiling lighting and double doors to frontage and two sides. Central water feature.

TOILETS

A block of 3 separate toilets for users of both the Garden Centre and Restaurant, comprising Male, Female and Disabled toilets, each complimented with hand wash basin.

STAFF PARKING AREA

The tenant is able to use 2 parking bays to the car park to the other side of the Main Exterior Sales Area from the customer car park.

TENURE

Leasehold.

New negotiable length lease term available on IRI type terms. The unit will be let on the basis of the security of tenure provisions of the 1954 Landlord and Tenant Act Part II - Sections 24-28 being excluded.

A deposit bond equal to 2 month's rent is required.

LEGAL COSTS

The ingoing tenant to be responsible for the Landlord's reasonable legal costs in the preparation of the lease document. Alex Murray of Roythorne and Co lease costs agreed at £1000 plus VAT.

PLANNING

Interested parties should make their own enquiries with Boston Borough Council (Tel: 01205 314344) to ensure the property is compliant with their usage requirements.

VIEWINGS

By appointment with the Commercial Letting Agents, Bruce Mather Ltd. (Tel: 01205 365032).

BUSINESS RATES

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.

REFERENCES

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

VAT

The landlord has confirmed there is no VAT to pay in addition to the rent.

UTILITIES

Tenant responsible for electric and water.

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 the property whose Agents re given notice that:-

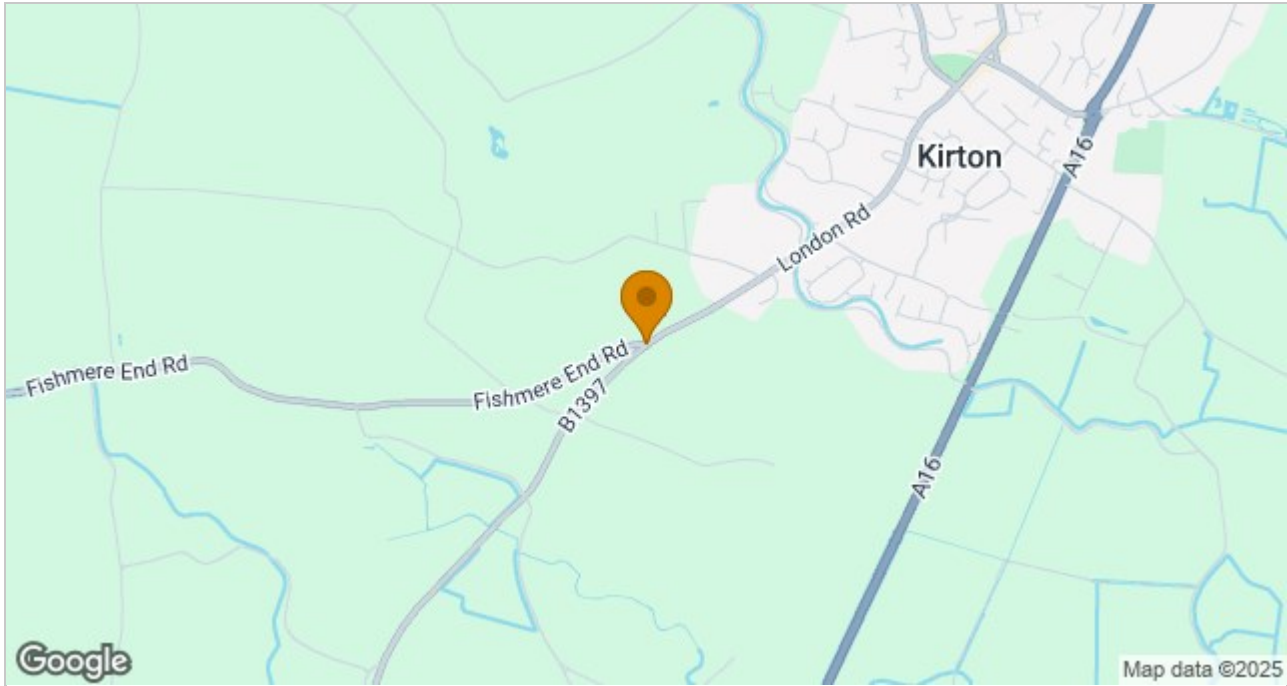
1) the particulars, whilst believed to be accurate are set out as a general outline for intended lessees and do not constitute nor constitute part of any offer or contract 2) All description, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given 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.

Landlord has informed us under heavy rainfall the roof does leak in some areas.

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Area Map



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