BRUCE MATHER

INDEPENDENT ESTATE AGENT









12 West Street, Boston, PE21 8QH

£595 Per Calendar Month

Takeaway / Cafe/ Shop TO LET having gross internal area of approximately 340 sq.ft. The property is situated in a popular secondary retail area close to all amenities, including travel links, and a short distance from the town centre.

LOCATION
The property is prominently situated on West Street, a bustling and highly active commercial retailing area in the heart of Boston. It benefits from high volumes of footfall and passing traffic, positioned in immediate proximity to popular local anchors, including the highly acclaimed restaurant, The Italian Connection.

DESCRIPTION
This well-positioned ground-floor lock-up property has been successfully trading as a popular cafe and takeaway for the past 7 years. The premises offer a functional layout perfectly suited for food retail and catering businesses, extending to a Gross Internal Area of approximately 340 sq ft (31.6 sq m). The property has a D epc rating.
• Main Reception / Counter Area: Welcoming front-of-house area with glazed street frontage.
• Commercial Kitchen: Positioned directly behind the service area.
• Storage Room: Dedicated space for stock and inventory management.
• Staff & Customer WC: Fitted with low-level toilet and wash hand basin.
• Utilities: The property benefits from a robust Three-Phase electricity supply and is currently configured for LPG Gas.
• External Yard: Secure external rear yard space designated specifically for bin storage and deliveries.

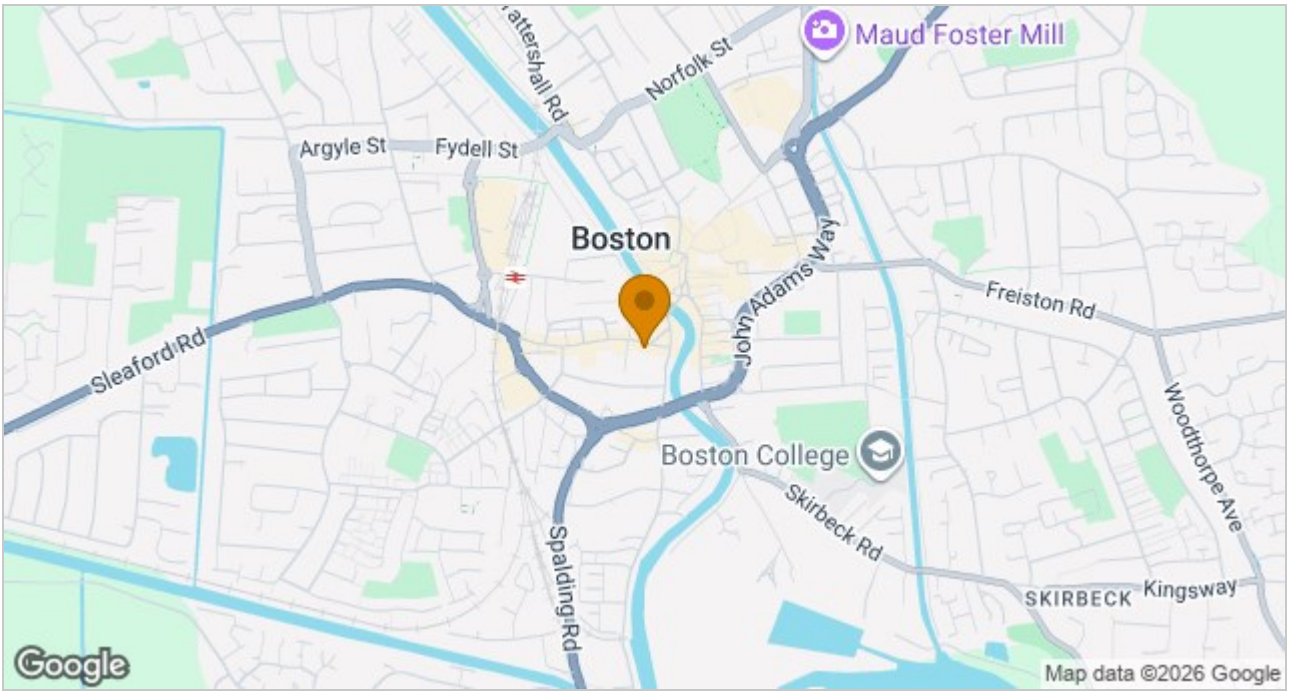
PREMIUM / FIXTURES & FITTINGS (OPTIONAL)
The outgoing tenant's complete inventory of trade fixtures, fittings, and professional catering equipment—including a professional cooker, commercial fridges, and ancillary takeaway gear—is available to purchase via separate negotiation for a premium of £16,000.

LEASE TERMS & COSTS
Available immediately by way of a new commercial lease with flexible lease terms to suit the occupier, subject to the following framework:
• Basis: The lease will be granted on an Internal Repairing and Insuring (IRI) type basis.
• Tenant Repairs: The incoming tenant will be directly responsible for the maintenance, repair, and replacement of the glass entrance door and all front display windows.
• Lease Contribution: The ingoing tenant will be required to pay a contribution of £500.00 towards the landlord's legal costs of producing the new lease.
• Credit Checks: All prospective applicants will be required to undergo a tenant credit reference check via Rentguard, at a cost of £55.00 per applicant.
• Deposit: Ingoing tenant to pay a deposit bond of £1500.

BUSINESS RATES & PLANNING
• Rateable Value: £5,600. Under current UK government thresholds, this property qualifies for 100% Small Business Rates Relief. It should be entirely rate-free for qualifying occupiers utilizing the property as their sole business premises.
• Planning & Use Class: The property has an established 7-year history of use as a cafe and takeaway. Intending tenants must satisfy themselves via independent enquiries with the Boston Borough Council Planning Department regarding their specific proposed use class and any required consents.

VIEWING & FURTHER INFORMATION
Viewing is strictly by prior appointment through the sole letting agents:
BRUCE MATHER LTD
6 Pump Square, Boston, Lincolnshire, PE21 6QW
Tel: 01205 365032 | Web: www.brucemather.co.uk
Email: James@brucemather.co.uk

Area Map



BRITISH PROPERTY AWARDS 2023 — GOLD WINNER — ESTATE AGENT IN BOSTON

BRITISH PROPERTY AWARDS 2024 — GOLD WINNER — ESTATE AGENT IN BOSTON

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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