

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



**6 George Street, Boston, PE21 8XF**  
**£550 pcm**

A well-positioned shop premises situated in the busy area of George Street, having Wickes Home Improvement Shop opposite, the Boston Supermarket directly behind and Staniland Car Park close by.

The shop has a net internal area of approx 301 sq.ft (28 sq.m) comprising retail area, kitchenette, cloakroom and further outside brick store.

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#### MAIN SALES SHOP

Having large display window to front, glazed entrance floor, 2 electric heaters.

#### KITCHENETTE

Having modern wood effect double kitchen units to wall and base with inset stainless steel sink, drainer and tap.

#### CLOAKROOM

With close coupled W/C and hand basin.

#### OUTSIDE BRICK STORE

Providing external storage, accessed via rear yard.

#### TENURE

Leasehold.

New flexible lease available from October 2025 upon IRI type terms. Tenant also to be responsible for non-structured repairs, decorating, glass and shop frontage.

#### BUSINESS RATES

The present Rateable Value is from April 2023 at £1,875.

The Council website states as at 15<sup>th</sup> January 2025 the current rateable value threshold for small business rate relief is £15,000. The maximum amount of relief that can be awarded is 100% for properties with a rateable value of less than £12,000 and where the ratepayer occupies it as their sole property. Interested parties should contact Boston Borough Council to verify the amount of business rate payable. (Tel: 01205 314413)

#### LEGAL COSTS

The incoming tenant to be responsible for Landlords reasonable legal cost in the preparation of the lease documents.

#### VIEWINGS

Strictly by prior appointment with the Letting Agents Bruce Mather Ltd Tel: 01205 365032.

#### DEPOSIT

A deposit equivalent to 2 months rent will be due upon completion from a tenant.

#### REFERENCES

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

#### PLANNING

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

#### EPC RATING

The property is currently rated as an C.

#### AGENTS NOTES

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All properties are offered subject to contract or formal lease offered subject to not being previously sold or withdrawn, these particulars are issues on the understanding that all negotiations are conducted through Bruce Mather Limited.

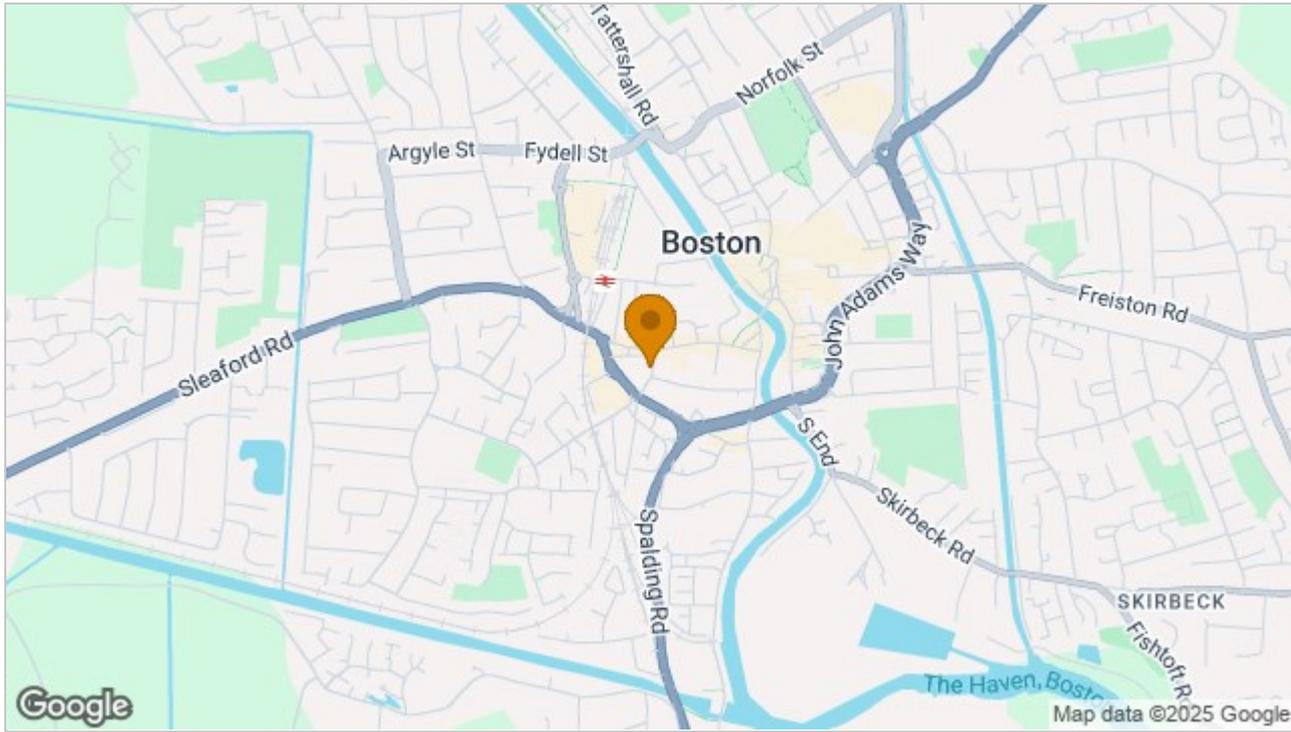
Bruce Mather limited for themselves and for Lessors of this property whose Agent they are given notice that:-

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 descriptions, dimension, 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 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.

#### DIRECTIONS

The property is situated on George Street just off West Street.

## Area Map



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