BRUCE MATHER

INDEPENDENT ESTATE AGENT









3a Church Lane, Boston, PE21 6ND

£230 Per Week

Well positioned retail unit made of brick and slate construction, and enjoying extensive frontage to Church Lane, located opposite its junction with Church Street, and is situated just off the Market Place, near the busy footbridge. The unit offers approximately 616 sq. ft. (57 sq.m.) of potential retail space, as well as a 106 sq. ft (9.84 sq.m) kitchen/staffroom and a separate restroom.

ACCOMMODATION

RETAIL AREA 42'0" x 17'0" max (12.80 x 5.18 max)
Having recessed entrance door from Church Lane, 2 large windows; separate door to further side entrance.

KITCHEN/STAFF ROOM 9'3" x 8'3" min (2.82 x 2.51 min)
Containing both sink unit and small wash basin.

SEPARATE W.C.

TENURE
New negotiable length lease available, upon FRI type terms, at the commencing rental of £230 per week exclusive.

BUSINESS RATES
The Business Rates from the 1st April 2026 are listed as a Rateable Value of £10,500. Purchaser's should make their own enquiries as to the amount of business rates payable with Boston Borough Council (Tel: 01205 314200). The Council's website states (15th January 2025) "The current rateable value threshold for small business rate relief is £15000. 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. Properties with a rateable value between £12,000 and £15,000 are entitled to a proportion of relief up to 100%"

EPC
Rating B

LEGAL COSTS
The ingoing tenant to be responsible for the Landlord's reasonable legal costs in the preparation of the lease documents.

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

REFERENCES
The credit check fee is £55.00 for an application per person who will be names on the lease.

VIEWING
Strictly by prior appointment with the agents, Bruce Mather Ltd. (Tel: 01205 365032).

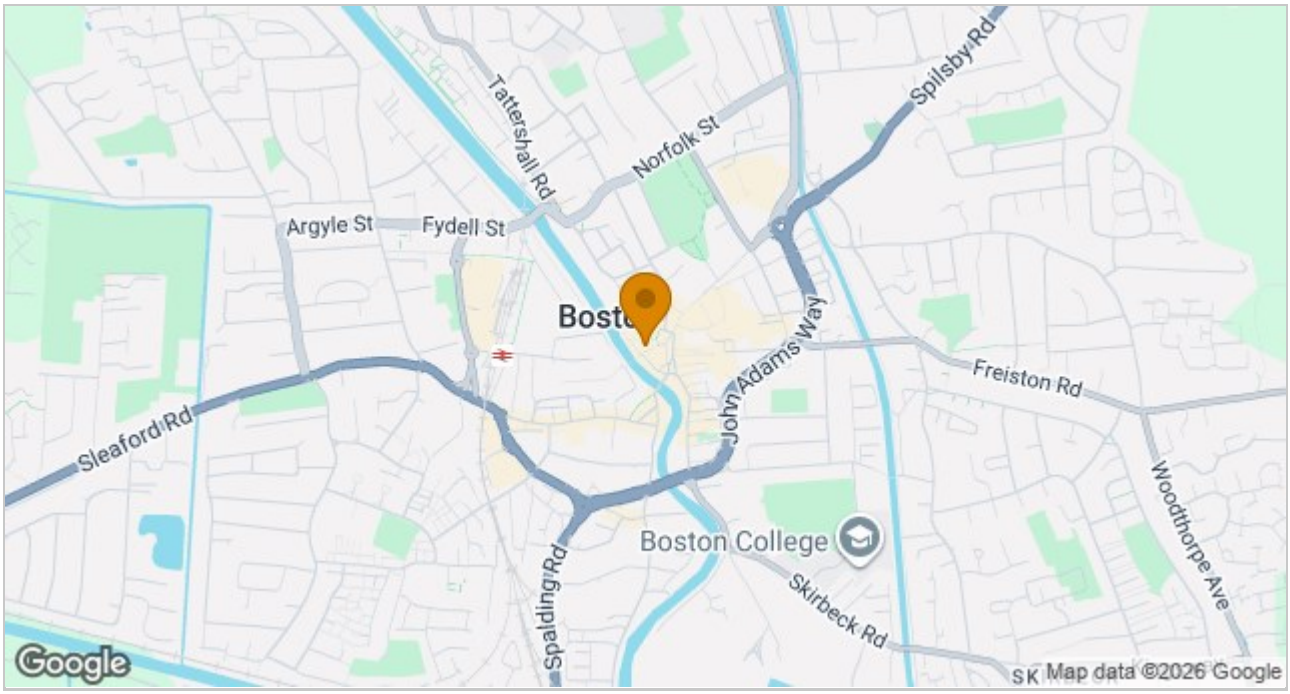








Area Map



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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