BRUCE MATHER

INDEPENDENT ESTATE AGENT

Unit 3, 140 West Street, Boston, PE21 8RE

£1,000 Per Calendar Month

Unit 3, 140, West Street. Boston. PE21 8RE
A freshly painted, excellent sized, high profile Shop premises TO LET, situated in the popular retailing area of West Street, close to the Sleaford Road, Queen Street roundabout. This desirable, large Shop, approx. 110 sq m, 1184 sq. ft, comprises front Reception Area with Cloakroom leading to Sales Room with further long Sales / Storage Room. This wonderful unit provides a range of commercial accommodation options and will delight most ingoing tenants.
Rent £1000 pcm

DESCRIPTION

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ACCOMMODATION

Sales Shop

Upvc double glazed double entrance doors with 6 further upvc double glazed display windows to frontage. White painted walls, grey tiled floor, ceiling lights. The initial reception room has a Cloakroom directly off it, leading to a further two other decent sized rooms.
Fire Exit
From the large Sales Area, there is a door to the fire exit.

BUSINESS RATES

The Rateable Value from the 1st July 2023 is £12,250. Boston Borough Council's policy :
Small Business Relief
The current rateable value 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. Properties with rateable value between £12,000 and £15,000 are entitled to a proportion of relief up to 100%. Properties with rateable valve of between £15,000 and £51,000 will not receive relief but will still benefit from the lower rate multiplier.
For those businesses that take on a additional property which would have meant the loss of small business rate relief, the government confirmed that they are allowed to keep that relief for the periodof 12 months.
If you would like to apply for small business rate relief simply contact Boston Borough Council on 01205 314200 or email the business rates team.
TENURE
The Unit is available to Let by way of a new Internal Repairing and Insuring lease. Tenant also responsible for shop frontage.

LEGAL COSTS
Ingoing Tenant to be responsible for the Landlord's reasonable legal costs in the preparation of the lease document.

DEPOSIT
A deposit equivalent to 2 months' rent.

VAT
The landlord has informed us there is no Vat to pay.

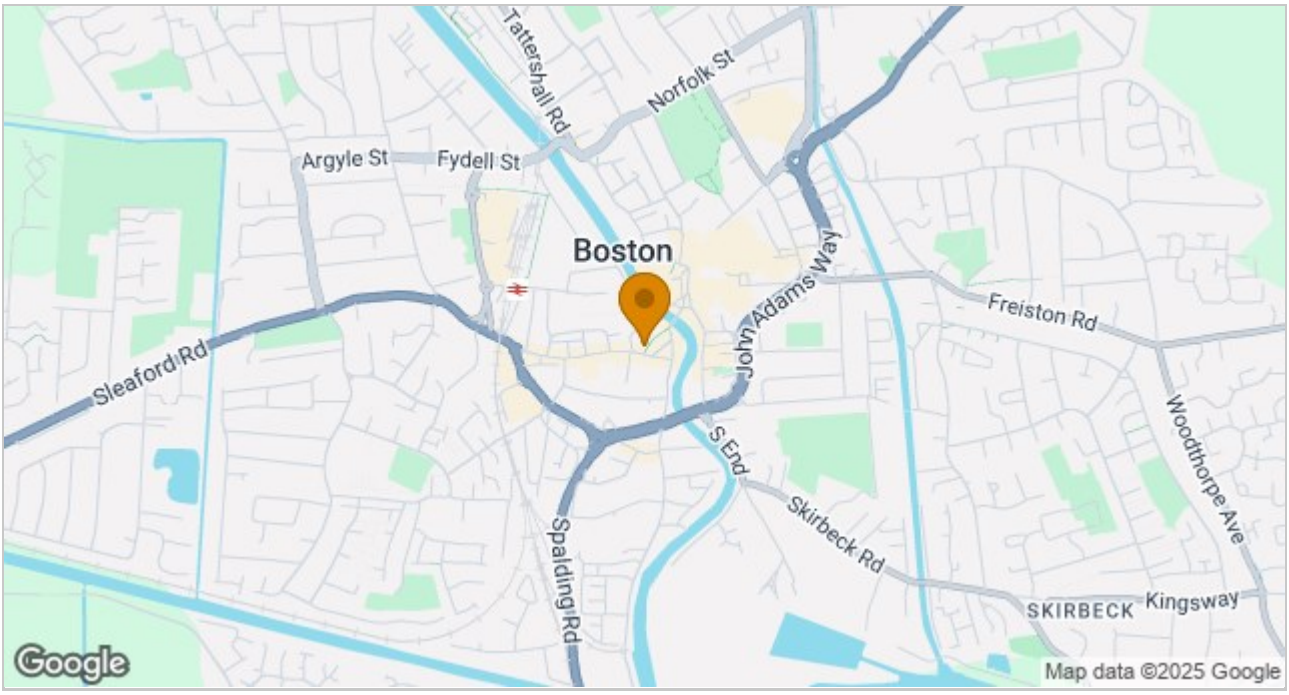
REFERENCES
Prospective Tenants are required to pay £49.95 (£42.00 + £7.95 VAT) for a credit check.

EPC RATING
The Epc rating is B (30)

VIEWING
By appointment with the Commercial Letting Agents, Bruce Mather Ltd, 01205 365032.

AGENT'S 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.

Area Map



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