

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



**122-124 West Street, Boston, PE21 8QZ**

**£9,499 Per Annum**

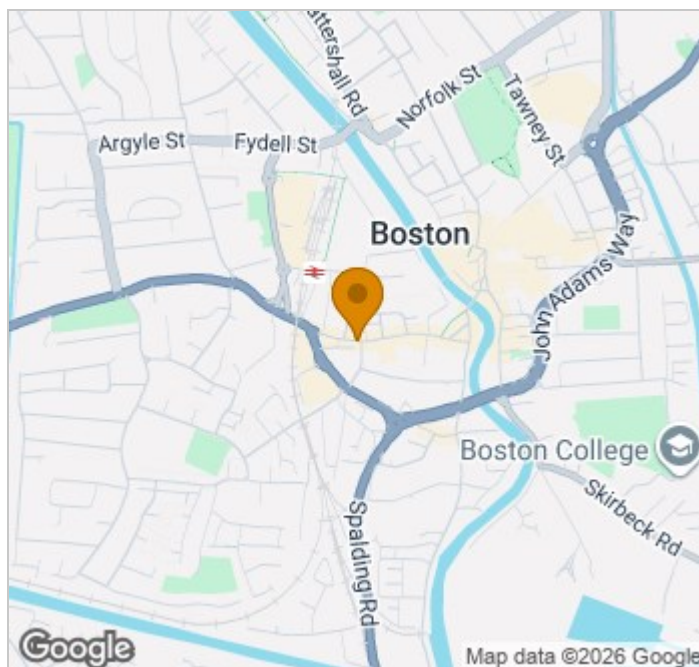
Welcome to West Street, Boston – a fantastic opportunity to secure a spacious commercial unit in a thriving part of town. Previously operating as a busy beauty and tanning salon, this property offers a versatile layout suitable for a wide range of businesses.

Originally two separate retail units, the space has been combined to create a large area spanning the entire ground floor. The layout is flexible and can easily be adapted to suit different business needs, whether for retail, beauty and wellness services, professional offices, or even a café or boutique shop, subject to the necessary permissions.

The property benefits from both front and rear access, making it convenient for staff and customers alike. The flooring is tiled throughout, providing a modern and easy-to-maintain finish. Located in a high-footfall area, this is a prime spot for attracting customers and growing a business.

This is an excellent opportunity for an established business looking to expand or a new venture seeking the perfect location. With great visibility and easy access, this space has endless potential.

The property is available for lease exclusively with Bruce Mather Estate Agents. To arrange a viewing, please get in touch with the agents on 01205 365032.



### Business Rates

The VOA Business Rates Assessment from 1st April 2023 - Present for the Rateable Value is £14,250. Subject to the purchaser meeting specific criteria, it may be possible for 100% exemption from the payment of Business Rates could be applied for under present guidelines. Contact Boston Borough Council 01205 314200

### Location

This well-positioned property at the start of West Street is set within the heart of this popular trading area. First come, first served Council parking is situated within walking distance to serve the broad range of surrounding retailing outlets. If you are interested in running your own business, a viewing is well recommended.

### Tenure

The property is available to rent with an Asking Price of £10,000 Per Annum

### Viewings

Strictly by appointment with the Estate Agents Bruce Mather Ltd. Tel: 01205 365032 sales@brucemather.co.uk

### Deposit

A deposit equivalent to 3 months rent will be due upon completion.

### EPC

### Agents Notes

Note: All measurements are approximate. The Agent has not tested the services, fixtures and fittings. 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 Ltd.



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

6 Pump Square, Boston, PE21 6QW

Tel: 01205 365032 Email: sales@brucemather.co.uk brucemather.co.uk