

BRUCE MATHER

INDEPENDENT ESTATE AGENT



38b Dolphin Lane, Boston, PE21 6EU
£295 per calendar month

Attractive Shop premises available to rent, having a gross internal retail area of approx. 160 sq. ft. (14.9 sq.m.), together with a further Kitchen/Treatment Room, Reception Area, 2nd Treatment Room and Cloakroom

This well-presented premises has previously been used as a Beauty Salon and Piercing Studio. It is conveniently situated with numerous neighbouring retail outlets and Council parking within walking distance.

RECEPTION AREA 11'2" x 7'4" > 6'8" (3.40 x 2.24 > 2.03)

Having window and entrance door to frontage. Ceiling lighting and rear glazed door to courtyard.

KITCHEN/TREATMENT ROOM 1 10'8" x 6'2" (3.25 x 1.88)

Having window to front, ceiling spotlights, sink with built in surrounding cupboards.

TREATMENT ROOM 2 11'1" x 6'6" > 6'0" (3.38 x 1.98 > 1.83)

Having 5 ceiling spotlight and dome shaped window. Please note measurements are maximum measurements and include the area behind the partition by the main front window display.

CLOAKROOM

With white vanity wash basin, obscure glazed window to courtyard, white low level w/c and tiled floor.

TENURE

Leasehold.

A new flexible lease is available upon IRI-type terms at a commencing rental of £295.00 per calendar month exclusive.

The tenant is also to be responsible for non-structural repairs, decorating, glass and shop frontage.

The landlord pays building insurance (excluding glass).

BUSINESS RATES

The Business Rates from the 1st April 2026 are listed as a Rateable Value of £3,800. Tenant'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%"

LEGAL COSTS

The ingoing tenant to be responsible for the Landlord's reasonable legal costs, just £300, no vat in the preparation of the lease contract.

VIEWINGS

Strictly by prior appointment with the Letting Agents, Bruce Mather Ltd. Tel: 01205 365032 option 3.

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 enquiries 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 D. Expires 2032.

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.

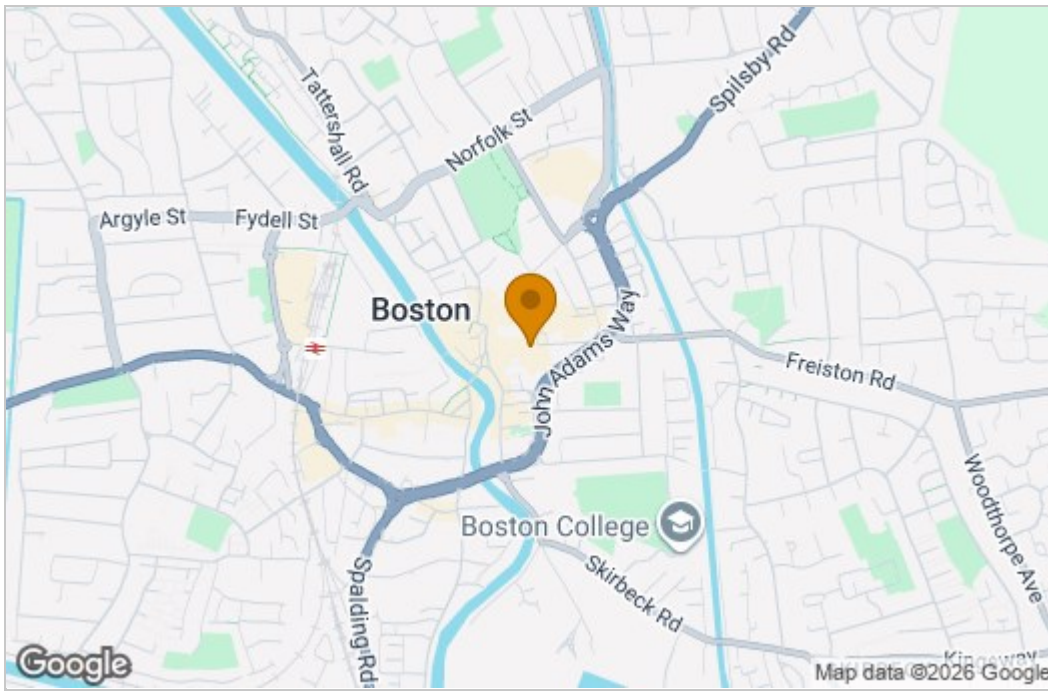
Bruce Mather Limited for themselves and for Lessors of this property whose Agent they are give notice that:-

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, 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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