

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



## 31a Market Place, Boston, PE21 6EH £565 Per Calendar Month

A spacious self-contained first floor commercial premises TO LET, having its own private ground floor entrance, within Boston Town Centre.

Having approx. 1,000 sq.ft. (93 sq.m) of net useable space, plus two separate cloakrooms/w.c.s, the premises have the benefit of gas fired radiator central heating and sealed unit double glazing. Suitable for Offices, Shop, Research and Development, Light Industrial, Planning Use Class E.

## ACCOMMODATION

Private ground floor entrance from Market Place leads to staircase giving access up to:-

RECEPTION/WAITING AREA 21'3" x 9'6" (6.48m x 2.90m)

Having radiators, carpeting and with doors leading off to:

PRIVATE OFFICE NO. 1 16'4" x 11'8" max (5.00 x 3.58 max)

Having 2 radiators; bulkhead area overstairs; full length windows overlooking the Market Place.

PRIVATE OFFICE NO.2 11'9" x 8'0" (3.58 x 2.44)

Having radiator; window overlooking the Market Place.

A further door from the Reception/Waiting Area leads to:-

## INNER HALLWAY

Off which are arranged:-

PRIVATE OFFICE NO.3 9'9" x 8'8" (2.97 x 2.64)

Having radiator; window overlooking Sibsey Lane.

STAFFROOM/KITCHEN 16'0" x 11'6" (4.88 x 3.51)

Containing sink unit and fitted cupboards.

2 SEPERATE OFFICES 8'2" x 9'1" and 9'6" x 14'4" max (2.51m x 2.79m and 2.92m x 4.37m max)

Office space having a radiator and ceiling light.

Store/Office space having double glazed window, radiator and 2 ceiling lights.

## 2 SEPARATE CLOAKROOMS

Each having wash basin and low level w.c., and one containing wall mounted Glowworm Easi gas fired boiler.

## TENURE

Leasehold.

New negotiable length term lease upon IRI type terms at the initial rental of £6,780 per annum exclusive.

A deposit bond equivalent to 2 months rent is required for the tenant to pay.

## BUSINESS RATES

We understand from the VAO website that the April 2023 Rateable Value assessment is £7,000.

Prospective tenants are advised to contact Boston Borough Council to verify the total amount of business rates payable. (Tel: 01205 314200).

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.

## LEGAL COSTS

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

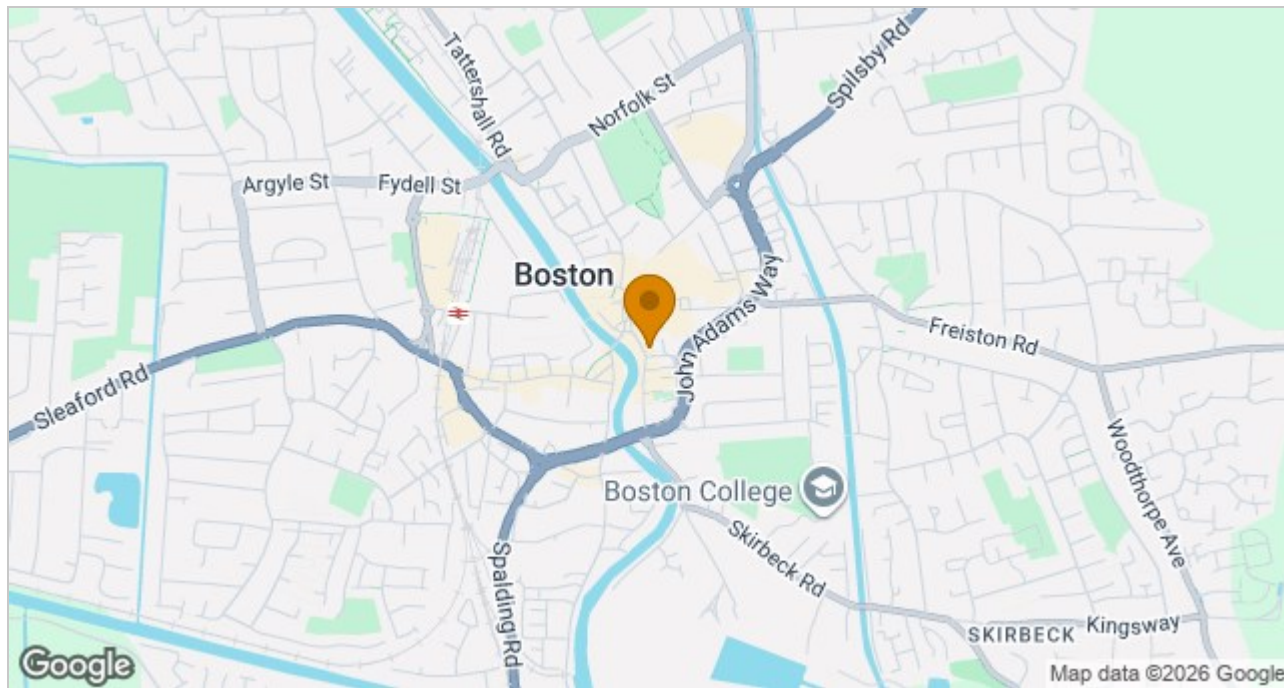
## EPC

D Rating (96)

## VIEWING

By appointment only with the Sole Letting Agents, Bruce Mather Ltd. Tel: 01205 365032.

# Area Map



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.