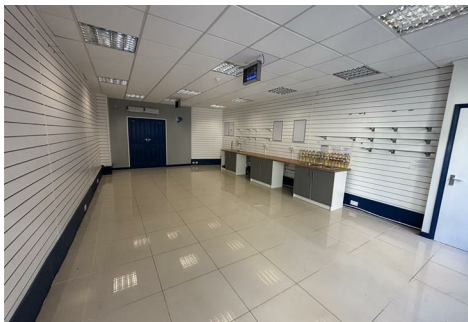


# BRUCE MATHER

INDEPENDENT ESTATE AGENT



**Unit 1 Church Lane, Boston, PE21 6ND**  
**£10,950 Per Annum**

A double storey Shop and Premises approx 110 sq.m, 1186 sq.ft TO LET. Enjoying frontage to Church Lane just off the Market Place. The property provides accommodation across two floors in this busy pedestrianised thoroughfare. Call today to view.

## ACCOMMODATION

The property is presently measured for Business Rates as follows:-

### GROUND FLOOR

Sales/ Retail Area 70.59 metres square

Ground Floor Office 4.4 metres square

### FIRST FLOOR

Office 33.6 metres square

Kitchen 1.6 metres square

First floor staff toilets 0

In addition to the above, the property has a ground floor Rear Lobby with plumbing for a WC and wash hand basin, with a Fire Escape to the rear alley.

The first floor office is presently partitioned.

### SALES SHOP

Having four frontage display windows with adjacent glazed entrance door from Church Lane.

Door to:-

### FIRST FLOOR ACCOMMODATION

2 windows to front elevation.

### BUSINESS RATES

The Rateable Value from 1st April, 2023 is £14,500.

### TENURE

The Unit is available to let by way of a new FRI type lease, negotiable terms.

### LEGAL COSTS

An incoming tenant to be responsible for the Landlord's reasonable legal costs in the preparation of the lease document.

### DEPOSIT

A deposit equivalent to 3 months rent + VAT will be due upon completion from a tenant.

### VAT

VAT will be chargeable at the prevailing rate.

### REFERENCES

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

### EPC RATING

The EPC rating for this property is D (83)

### AGENTS NOTE

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withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

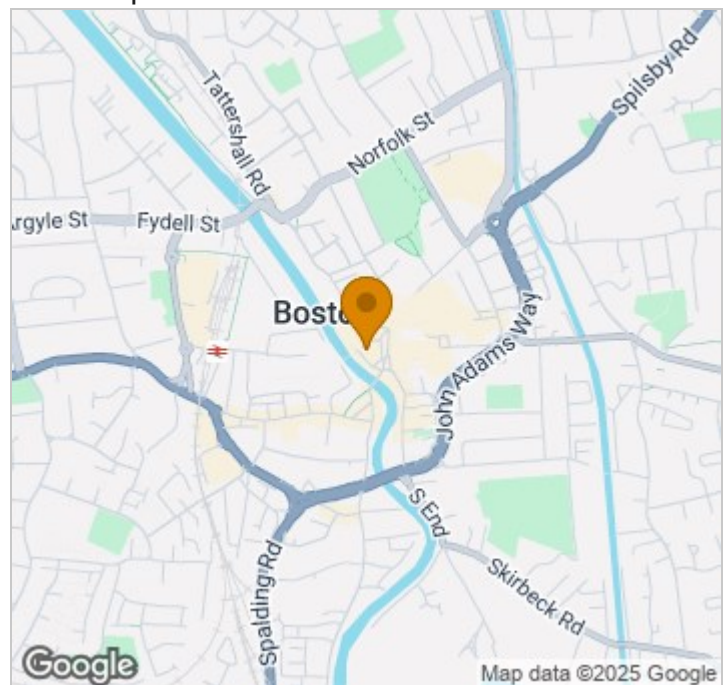
Bruce Mather Limited for themselves and for Sellers and Lessors of this property whose Agent they are give notice that:-

1) the particulars, whilst believed to be accurate, are set out as a general outline for intended buyers or 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 Buyers or 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.

### VIEWING

Strictly by appointment with the 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.

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