

BRUCE MATHER

INDEPENDENT ESTATE AGENT



19b West Street, Boston, PE21 8QE
£14,000

ATTRACTIVE 2 storey freehold shop and store having off road parking in this busy retailing area of Boston.

This centrally heated large shop and premises has a Net Internal Area of approx. 149.7sq.m (1611.36 sq.ft) comprising Retail Area, Staff Toilets, Store, First Floor Office, Stores, Kitchen and Bathroom.

LOCATION

The property forms part of a parade of shops within the popular West Street shopping area of the town, close to the Bus and Railway Stations. The main Town Centre is within easy walking distance.

DESCRIPTION

The property comprises the end two storey Retail Unit situated in a block of 5 Commercial properties having parking to the left hand side. The shop has direct access from the front, the first floor office and store has side access.

The Ground Floor Shop is open plan to the main with three widths

22'2" (l) x 14'11" (w)

21'10" (l) x 11'1" (w)

12' (l) x 9'4" (w)

The Ground floor contains a further cloakroom having vanity basin, w/c and gas boiler, a lobby and under stairs storage area.

The first floor is presently configured as:

Front office 15' x 11'3"

Store / office 13'3" x 1'-6"

Store 11' x 8'9"

Store 17'9" x 14'3" x 11'6" x 11'

Kitchen 9'9" x 6'5" x 4'5"

Bathroom 8'2" x 6'2"

Exterior: Parking area to side allowing right of way to rear premises (see Title Plan)

BUSINESS RATES

The Valuation Office Agency have the following floor areas and rateable value £12,250 as at April 2023:

Description Area

Ground floor retail zone a 28

Ground floor retail zone b 23.4

Ground floor retail zone c 22.5

Ground floor staff toilets 2.9

First floor office 62.5

First floor kitchen 2.9

First floor staff toilets 4.4

First floor internal storage 3.1

Total 149.7

TENURE

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

LEGAL COSTS

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

DEPOSIT

A deposit equivalent to 3 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.

VAT

The owner has informed us the property is not registered for VAT.

AGENT'S NOTES

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 given 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 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.

VIEWINGS

By appointment with Bruce Mather Limited. Tel: 01205 365032.

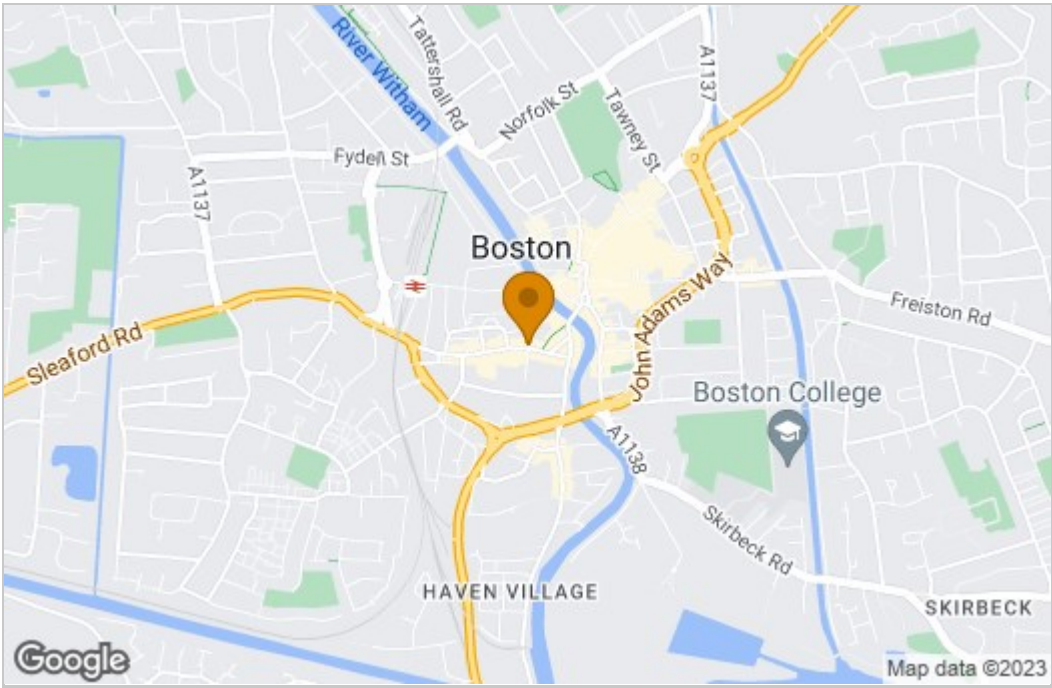
EPC RATING

The property is rated as a C.

Floor Plan



Area Map



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