

BRUCE MATHER
INDEPENDENT ESTATE AGENT



45 London Road

Boston, PE21 7RB

£25,000 Per Annum

TO LET

Prime Two-Storey Retail & Showroom Premises 45 London Road, Boston, Lincolnshire, PE21 7RB

Asking Rent: £25,000 per annum exclusive (pax)

Size: Approx. 239.16 sq.m (2,574 sq.ft) NIA

Tenure: New FRI Lease Available

VAT: No VAT Applicable on Rent

Location

The property occupies a highly visible and prominent trading position on London Road, situated immediately adjacent to the exceptionally busy Newtons Corner junction in Boston. This established commercial arterial route benefits from high volumes of passing vehicular and pedestrian traffic.

Crucially for businesses targeting a local customer base, the surrounding area benefits from a high density of residential accommodation within easy walking distance, providing an excellent built-in demographic of local shoppers, clients, and footfall.

The premises were previously occupied by the popular and long-standing local business, Rutts Kitchens, making it a well-known landmark location within the town.

Description

This substantial two-storey retail property offers an excellent branding opportunity with extensive frontage, featuring a large display window and two front entrance doors providing versatile access points. The building offers deep, flexible commercial space suitable for a wide variety of business uses (subject to any necessary planning consents).



Accommodation

The premises have been measured on a Net Internal Area (NIA) basis to provide approximately 239.16 sq.m of versatile accommodation:

Ground Floor

- **Reception Area:** Welcoming entrance directly off London Road.
- **Showrooms / Retail Areas:** Four distinct, interconnected showroom/retail zones offering excellent display flexibility.
- **Office:** Private ground floor administrative space.
- **Kitchen:** Staff breakout and preparation area.
- **Cloakroom:** Facilities including a low-level W/C.

First Floor

- **Open Plan Storage Area:** Expansive, open floor plate ideal for stock, additional showroom space, offices or light workshop use.
- **Private First Floor Office:** Private office to the far corner of the room.

Exterior

- **Parking:** 2 dedicated off-street parking spaces allocated to the rear.

Lease Terms

- **Rent:** £25,000 per annum exclusive of rates, building insurance, and utilities.
- **VAT:** No VAT is applicable on the rent.
- **Legal Costs:** The incoming tenant will be expected to pay half of the landlord's reasonable legal fees incurred in drawing up the lease agreement.
- **Business Rates:** Rateable Value is £13,250.
- **EPC:** Energy Performance Asset Rating: D.

Agent's Note

The landlord has requested that the property is strictly not to be used as a Convenience Store, Bakery, or Coffee House.

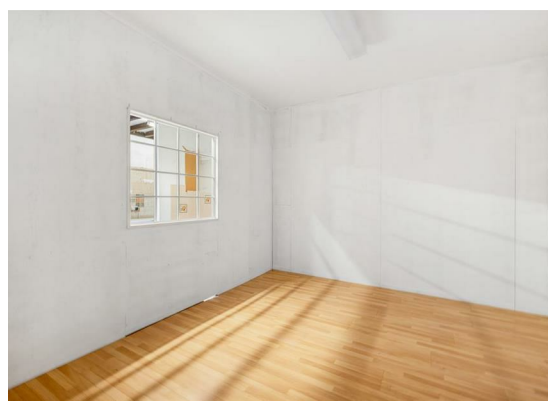
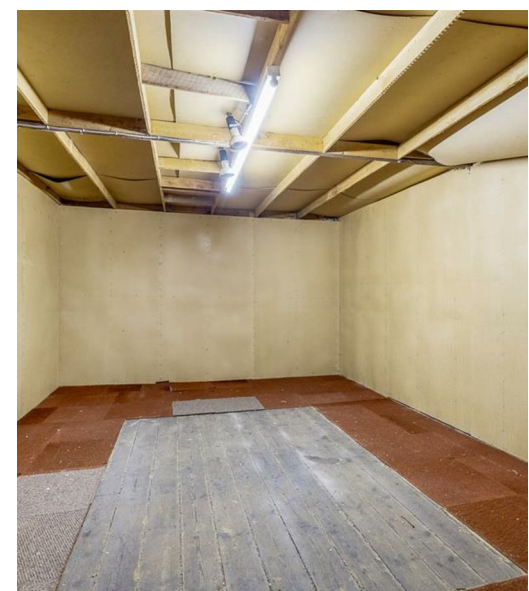
Viewing & Further Information

Strictly by prior appointment only with the letting agents:

Bruce Mather Ltd

Tel: 01205 365032

Email: james@brucemather.co.uk



Floor Plan



Area Map



Viewing

Please contact our Boston Commercial Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

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

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