

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



**Unit 4 Church Lane, Boston, PE21 6ND**

**£12,000 Per Annum**

A double storey Shop and Premises TO LET at the initial rent of £12,000 per annum. Enjoying frontage to Church Lane just off the Market Place. The property provides approximately 1,550 sq. ft. (144 sq. m).

Accommodation across the two floors in this busy pedestrianised thoroughfare.

ACCOMMODATION

SALES SHOP

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

Door to:-

CLOAKROOM

With w.c.; wash hand basin.

INNER LOBBY

With steps leading to:-

REAR LOBBY

Having rear exit door and stairs leading to first floor.

FIRST FLOOR REAR ROOM

With window to rear elevation; stainless steel sink with double cupboard under.

CLOAKROOM

Having wall mounted wash hand basin; low level w.c.

BUSINESS RATES

The Rateable Value of the property from 1st April 2026 is £11,500.

Boston Borough Council - Small Business Rate Relief

If your Rateable Value is less than £15,000 you may be entitled to apply for Small Business Relief, a percentage reduction of up to a maximum of 100 percent reduction can only be given if the ratepayer occupies either.

- One property or;
- One main property, with any additional properties having a RV less than £2,900 and the total rateable value of all properties under £20,000\* (Rate Relief is only available on the main property, not the additional properties).

For those businesses that take on an additional property which would normally have meant the loss of a small business rate relief, the Government confirmed that they will be allowed to keep that relief for a period of 12 months. From 27 November 2025 the Small Business Rate Relief grace period has been extended. Eligible businesses that take on an additional property after 27 November 2025 will now retain Small Business Rates Relief on their first property for three years after they take on a additional property, instead of just one year. The Council can be contacted to enquire further on 01205 314200.

TENURE

Leasehold.

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

VAT

VAT will be chargeable at the prevailing rate.

PLANNING

Interested parties must consult with Boston Borough Council Planning Department to ensure the property is suitable for their required usage.

VIEWING

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



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.