

## Prime shopping centre retail unit

**Ground Floor Sales**  
**125.42m<sup>2</sup> (1,350ft<sup>2</sup>)**

- Prime pitch unit
- Ground floor 125.42m<sup>2</sup> (1,350ft<sup>2</sup>)
- First floor 117.52m<sup>2</sup> (1,265ft<sup>2</sup>)
- Open air shopping centre in the heart of the town
- On site car park
- Nearby tenants include Next, Costa, Waterstones, The Works and Superdrug
- Quoting Rent £25,000 pa



**TO LET**



Location



Gallery



Contact



Location



Gallery



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## Location

Boston is strategically located in the heart of Lincolnshire, offering a blend of rural charm and urban accessibility. The historic market town serves as a gateway to the picturesque Lincolnshire Fens whilst enjoying excellent transport links, with the A16 and A52 providing direct routes to key regional cities such as Lincoln, Peterborough and Skegness.

Pescod Square Shopping Centre is Boston's premier shopping destination. It links Wide Bargate and Mitre Lane and incorporates the historic Pescod Hall. The centre covers 93,000ft<sup>2</sup> and benefits from an inhouse run car park.

Operators within the centre include Next, Waterstones, Costa, Pep & Co, The Works and Superdrug.



## The Property

The property comprises a prominent retail/leisure premises in the heart of the shopping centre, internally it provides an open plan sales area to the ground floor with ancillary storage and staff facilities to the first floor.

## EPC

A copy of the EPC is available on request.





Location



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Contact



## Accommodation

The property provides the following approximate areas:-

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	125.42	1,350
First Floor	117.52	1,265

## Lease Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a quoting rent of:-

**£25,000 per annum exclusive**

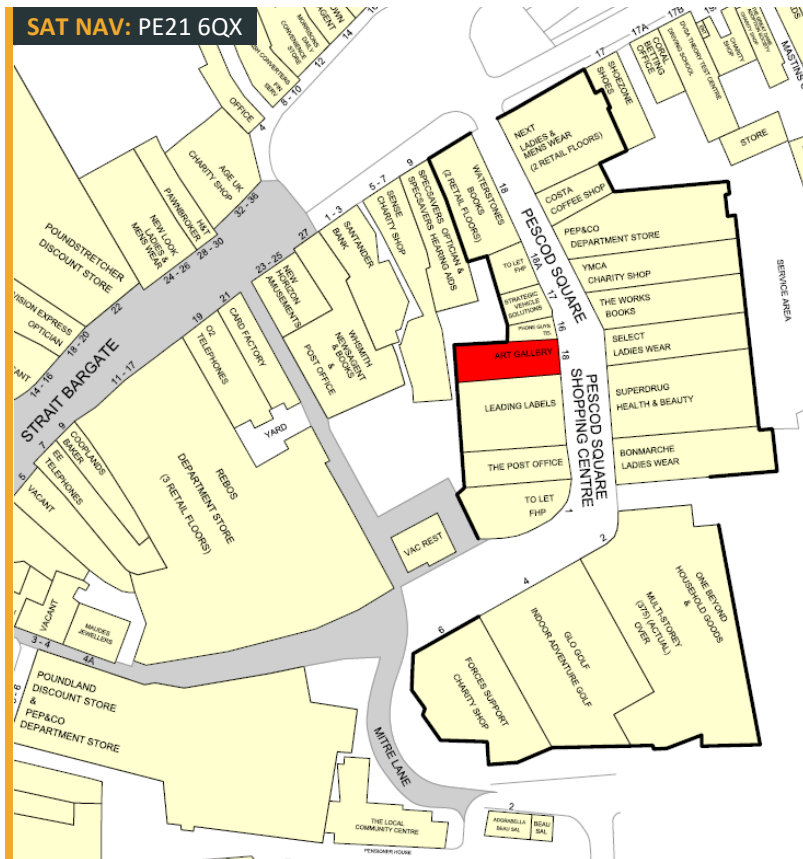
## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant and office use. This information is for guidance only and all parties should check themselves with the local planning authority.

## Service Charge

The estimated service charge for the current year is approximately £11,230.





## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises

Rateable Value (2023): £32,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## VAT

VAT is applicable at the prevailing rate.

## Legal Costs

Each party will bear their own legal costs.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please click [here](#) to read our "Property Misdescriptions Act". E&OE.