

Large prominent retail unit in the centre of busy market town

Ground Floor Sales

242.58m² (2,611ft²)

- Benefits from excellent prominence onto the Market Place
- Situated in the market town of Boston, one of the fastest growing towns in the East Midlands
- Ample car parking availability in close proximity
- Nearby operators include Poundland, Nationwide, HSBC and Timpsons
- Passing rent of £52,500



TO LET



Location



Gallery



Contact

Location

The subject property is located within the market town of Boston benefitting from a catchment population of approximately 124,000 and is to be one of the fastest growing towns in the East Midlands with a secondary retail catchment area in excess of 238,000 potential shoppers living within 20 minutes from the town.

The property is located in the centre of the town having a commanding view of Market Place which is a short distance from the main pedestrian precinct running into Strait Bargate. Occupiers in the vicinity include HSBC, Poundstretcher, Boots Opticians, Lloyds Bank and Café Nero.

The Property

The property is a prominent detached building with accommodation across three floors.

Internally the property provides the open plan ground floor banking hall with disabled access fitted with tiled flooring and a suspended ceiling with recessed spotlighting and the benefit of air conditioning units. To the first floor there is a series of meeting rooms and staff offices. There is a small mezzanine floor area which is currently used as a staff breakout area.

EPC

The property has an EPC rating of 106 falling within Band E.





Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Basement	20.14	216.79
Ground Floor	242.58	2,611
First Floor	176.75	1,903
Second Floor	154.35	1,661
Total	593.82	6,391.79

The ground floor area was restricted in access and therefore the floor area has been taken from the VOA.

Lease Terms

The property is available to let by way of either an assignment, subletting or on a surrender and regrat basis directly with the landlord. It is currently let on a full repairing and insuring term expiring 29 June 2026.

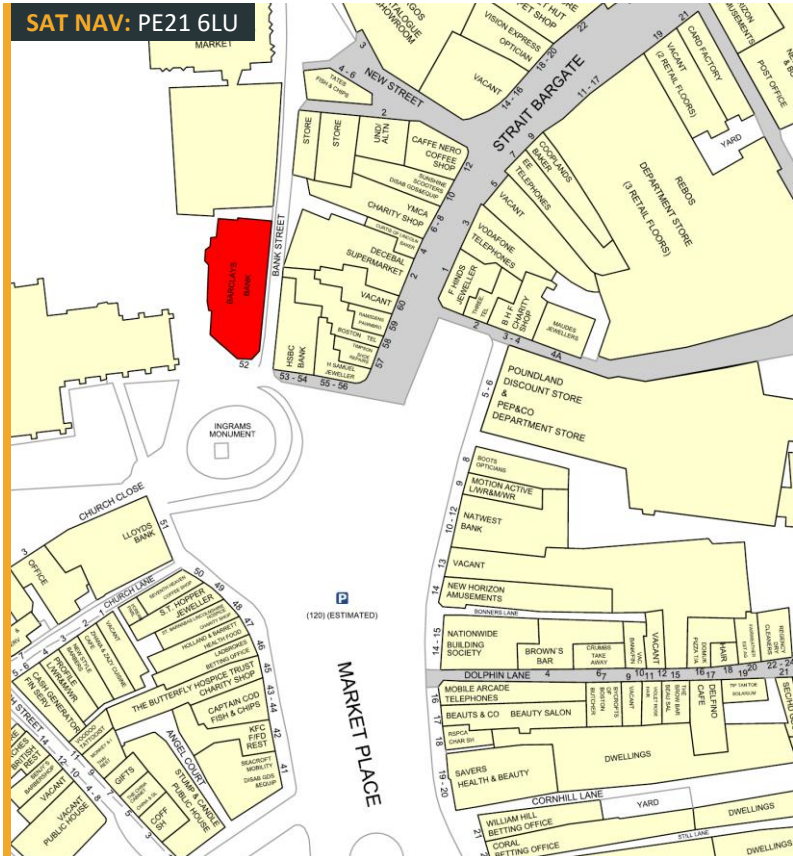
Rent

The property is available at a passing rent of:-

£52,500 per annum

Planning

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



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

Business Rates

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

Shop & Premises

Rateable Value (2023): £51,000

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.

Further Information

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

Ellis Cullen

07450 972 111

ellis.cullen@fhp.co.uk

Alan Pearson

07876 396 005

alan@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

10/05/2024