

Grade II, three-storey listed building fronting Market Place

Retail Sales Area
89.45m²
(963ft²)

- Grade II listed building
- Prominently situated fronting Market Place, adjacent to Poundland
- Ground floor retail area 963ft² (89.45m²)
- Upper floor storage 1,808ft² (168m²)
- £18,000 per annum exclusive



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 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 of the town.

The subject property is located within the north-eastern corner of Market Place at its junction with Petticoat Lane, a short distance from the main pedestrianised precinct running into Strait Bargate. Occupiers in the vicinity include Poundland (which is adjacent to the Subject Property), Boots Opticians, Poundstretcher and Caffè Nero.



The Property

The property is prominently located, having an impressive façade to Market Place of brick and tiled construction across three floors.

Internally, the property provides an extensive frontage to Market Place which is timber framed and double fronted with a recessed entrance. There are two staircases to the first floor. At first floor level there are two storerooms, toilets, and at first floor level, a kitchen, stores and toilet.





Location



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Accommodation

	m ²	ft ²
GROUND FLOOR		
Frontage to Market Place	10m	32'10"
Built depth	14.9m	48' 10"
Sales area	89.45	963
First floor stores	89.7	966
Second floor stores	78.3	842
Total Net Internal Area	257.45	2,771

Business Rates

Enquiries have been made of the Valuation Office Agency website (www.voa.gov.uk) where we have obtained the following information:

Address: 3-4 Market Place, Boston, PE21 6EQ
 Description: Shop & Premises
 Rateable Value: £36,000

Planning

We understand the property falls within Use Class E and can therefore be used for the following: retail shop; financial and professional services; café or restaurant; offices; clinic; health centre; creche and gym. Please additionally note the property is Grade II listed.

