

High Profile Town Centre Showroom Available To Let with No Ingoing Premium

30 Market Place | Boston | Lincolnshire | PE21 6EH



Purpose Built Unit with High Footfall and Excellent Sales Profile
Gross Sales Area 96.3m², 1,035ft²
First Floor Ancillary Accommodation 134m², 1,440ft²
Suitable for a Range of Occupiers

Available to Let on Full Repairing and Insuring Lease
£15,000 Per Annum Plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

The fast growing town of Boston has a population of approximately 68,000 residents and a secondary retail catchment area of approximately 235,000 shoppers.

The town is located on the South Lincolnshire Fens approximately 110 miles to the north of London, 35 miles to the south-east of Lincoln and 25 miles to the west of King's Lynn.

The property is located to the south of the Market Place with nearby occupiers including Boots The Chemist, Ladbrokes, William Hill, Peterborough Building Society and other A1, A2 and A3 users.

Location and site plans are included with these particulars.

Accommodation...

An **Entrance Lobby** leads to a

Partitioned Office.....2.5m x 2.4m (8'2 x 7'10)

Office 2.....4.2m x 2.3m (13'9 x 7'7)

Rear Sales Area5.3m ave x 13.9m (17'5 x 45'6)

The measurement includes staircase, having suspended ceiling, individual lighting and rear entrance on to Craythorne Lane.

Store 1.....2.6m x 2.2m (8'6 x 7'3)

Store 2.....2.3m x 3m (7'7 x 9'10)

Further Room.....2.5m x 1.8m (8'2 x 5'11)

Rear Store.....2.7m x 1.1m (8'10 x 3'7)

The stairs lead to the first floor where there is a landing.

Front Office.....13.6m x 6m (44'6 x 19'8)

Ceiling height 3.3m. Having a concrete floor.

Office 2.....3.6m x 2.8m (11'10 x 9'2)

Office 33.4m x 2.3m (11'2 x 7'7)

Store

Ladies WC's

Gents WC's

Kitchenette3.4m x 2.3m (11'2 x 7'7)

With a range of fitted kitchen units.

Schedule of Accommodation...

30 Market Place		
Ground Floor:		
Sales Area Gross	96.3m ²	1,035ft ²
Sales ITZA	55.3m ²	595ft ²
Ancillary Accommodation	20.0m ²	215ft ²
First Floor:		
Net Area	92.0m ²	1,025ft ²
Gross Area	133.8m ²	1,440ft ²

Services...

Mains services are available but have not been tested.

Tenure...

The property is offered by way of a new Full Repairing and Insuring lease with a minimum term of 3 years, excluded from the Landlord and Tenant Act 1954 Part II.

The incoming tenant will be responsible for the landlord's reasonable legal fees up to a maximum of £500. The rent will be paid monthly or quarterly in advance and will be subject to VAT.

A rent deposit will be held by the landlord the equivalent of a quarter of a year's rent upfront.

Rent reviews will be every 3 years to market rent.

EPC...

The property has an Energy Performance Rating F144.

VAT...

The vendor reserves the right to charge VAT on any letting where applicable.

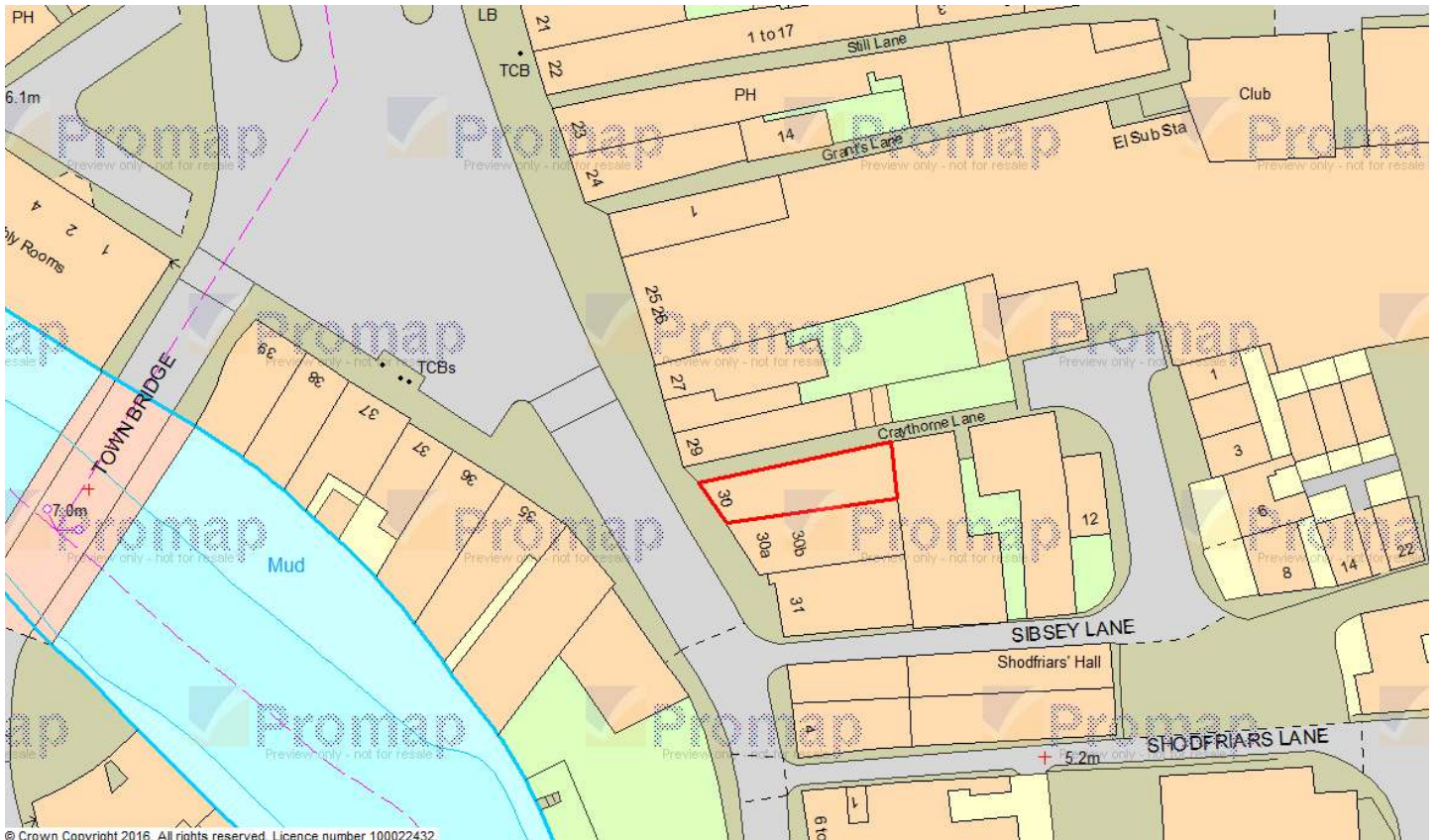
Outgoings...

The property has a Rateable Value of £21,250.

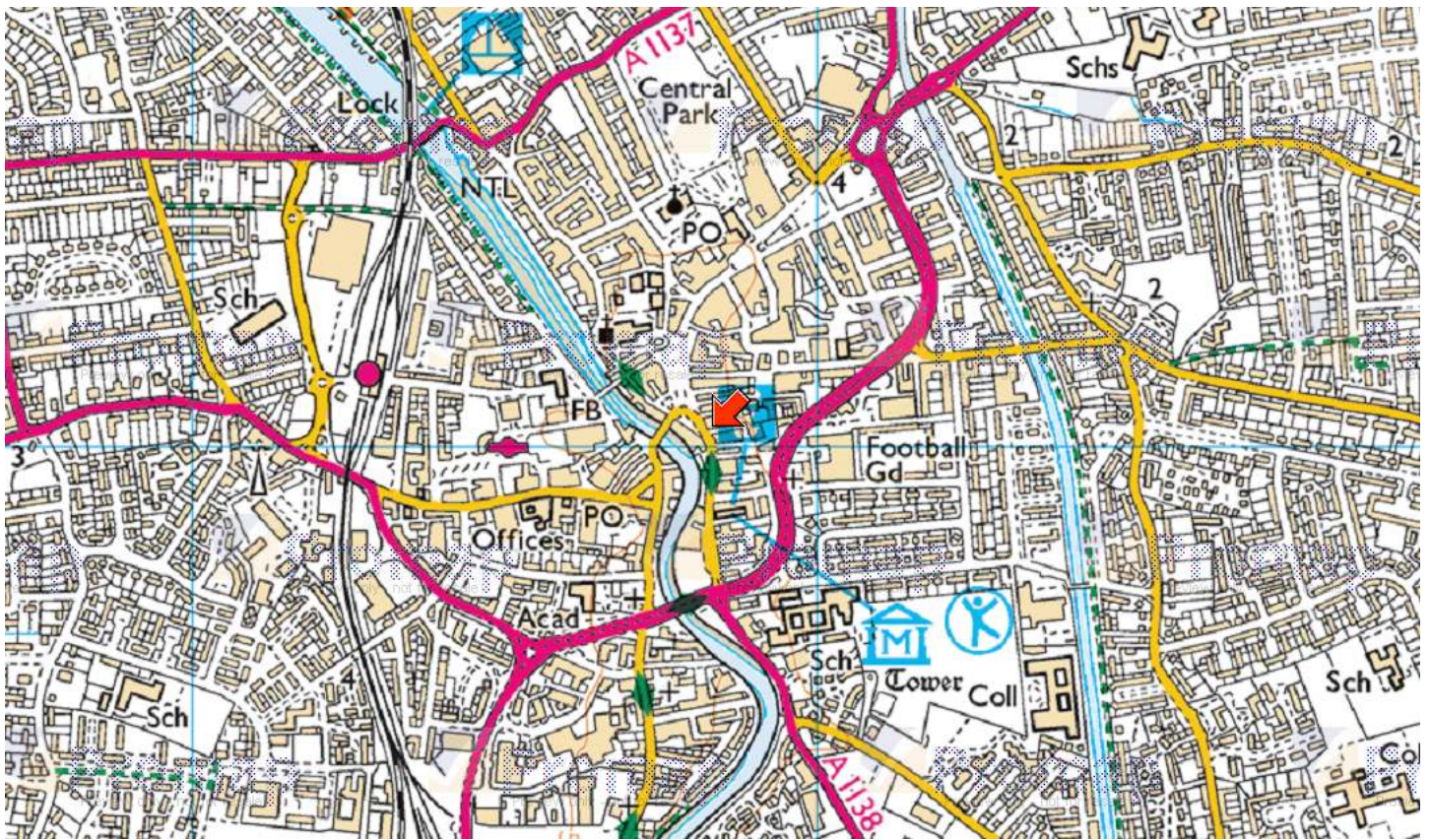
Viewings...

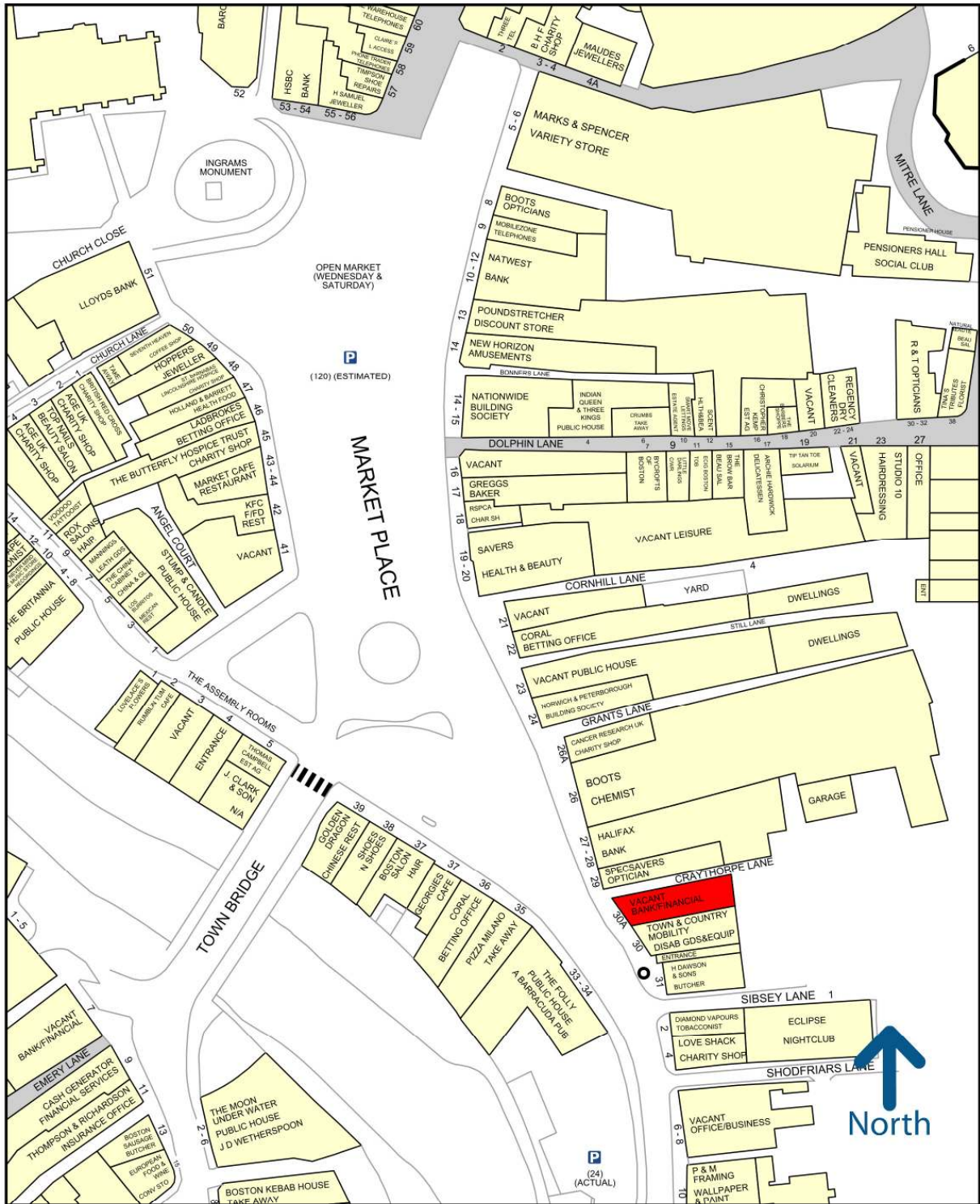
By appointment through the agent.

Poyntons Consultancy
24, 26, 28, South Street,
Boston, Lincolnshire PE21 6HT
Tel 01205 361694 | Fax 01205 760218
e-mail: sales@poyntons.com | poyntons.com



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50 metres

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