

# Vacant Freehold Retail Premises with 1<sup>st</sup> and 2<sup>nd</sup> Floor Open Plan Accommodation For Sale with Vacant Possession or To Let Leasehold

9 Market Place | Boston | Lincolnshire | PE21 6EH



Superb Location Overlooking The Boston Stump  
Nearby Retailers Include Boots Opticians, Marks & Spencer, Timpsons  
Gross Sales Area 74sqm, 795sqft, Sales Area ITZA 41sqm, 440sqft  
Gross Internal Floor Area 222sqm, 2,390sqft  
Net Internal Window Frontage 3.9m, 13ft1

To Let Leasehold

£17,000 per annum Subject to Contract

For Sale Freehold with Vacant Possession

£145,000 Subject to Contract

**poyntons** consultancy

PROPERTY MARKETING SPECIALISTS

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## Location...

Boston is a bustling market town with a range of local amenities, located on the South Lincolnshire Fens, approximately 35 miles to the north-west of Peterborough, 110 miles to the north of London.

The property is prominently located in an established retail parade with neighbours including Boots Opticians, NatWest Bank and Marks & Spencer and nearby properties including F Hinds Jewellers, Timpsons, Dorothy Perkins, Carphone Warehouse and HSBC UK.

The twice weekly historic Boston Market attracts shoppers and tourists to the town. It is located in the Market Place and Wide Bargate.

Boston is predicted to be one of the fastest growing sub regional shopping centres with approximately 100,000m<sup>2</sup> of retail shopping floor space. The town has an estimated primary retail catchment area of 77,000 shoppers, when combined with the secondary area this increases to 235,000 shoppers.

## Accommodation...

### Ground Floor

Arcade Entrance Leading to Open Plan Sales Area  
Net Internal Window Frontage 3.9m, 13ft 1"  
Sales Area ITZA 41sqm, 440sqft  
Shop Depth 17.2m  
Stair Lobby with Staircase to the:

**First Floor** (open plan).....11.9m x 4m, 50m<sup>2</sup>

Rear Kitchen.....3.1m x 2.8m, 8.8m<sup>2</sup>

Male WC and sink

Female WC and sink

Stairs lead to the:

**Second Floor** (open plan).....17m x 4.3m, 74m<sup>2</sup>

Ceiling Height 2.9m.



## Outgoings...

The property has a Rateable Value of £23,750. Rating Assessment No. 00504320009009.



## EPC...

The property has an Energy Performance Rating C68.

## VAT...

The vendor reserves the right to charge VAT where applicable.

## Tenure...

The property is available to let on Full Repairing and Insuring Terms with rent payable monthly in advance. A deposit will be held by the landlord equivalent to 3 months rent.

The tenant will be responsible for the landlord's reasonable legal fees with regards to the preparation of the lease.

Please contact the agent for further details.



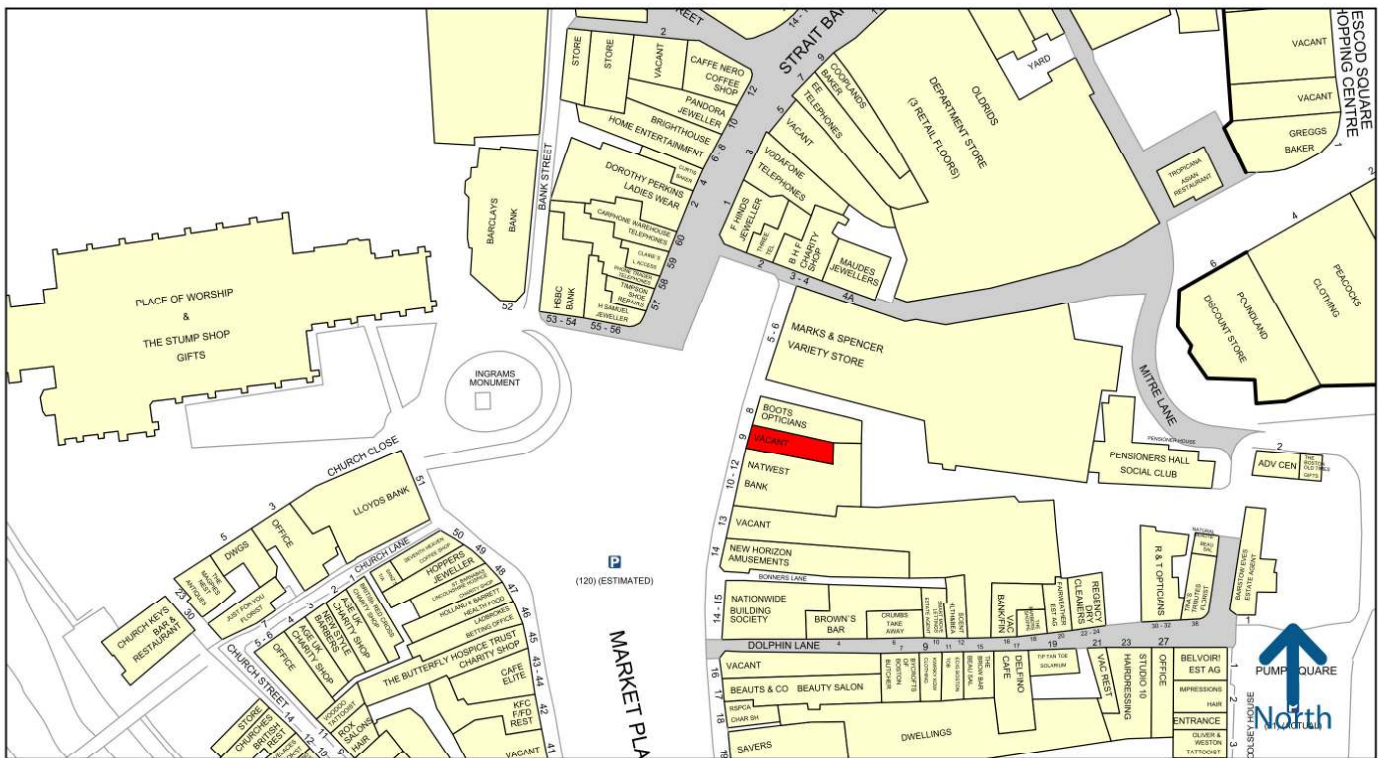
## Viewing...

By appointment through the agent.

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