

High Profile Town Centre Retail Premises Available To Let Immediately with No Ingoing Premium

9 High Street | Boston | Lincolnshire | PE21 8SH



Sales Area Extending to 133sqm, 1,430sqft
2 Vacant Floors Over
Gross Internal Floor Area 127sqm, 4,595sqft
Extensive Return Frontage

To Let Immediately with No Ingoing Premium
£25,000 per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston is located approximately 115 miles to the north of London and has a population in excess of 68,000 residents with a secondary retail catchment of around 238,000 customers and has a strong regional history and associations with the Hanseatic League and offers a range of well regarded schools, large hospital, active port and twice weekly market dating back to the reign of Henry VIII.

The property is located on one of the main pedestrian routes into the town on the High Street, having high vehicular flow and is a good retail location.

Description...

The entrance from Emery Lane leads to an open plan retail area featuring a return frontage of 6.6m to High Street and 20m to Emery Lane giving a retail sales area of 133sqm, 1,430sqft with suspended ceiling.

To the rear of the main retail area is the workshop/secondary retail zone with an additional 5.5m of glazed frontage with a depth of 5m, 27sqm, 290sqft.

Kitchenette 2.8m x 1.9m

Ladies WC's

The ground floor ancillary area has a separate access from Emery Lane.

Stairs lead to the first floor having a footplate of 27m x 5.7m, 155sqm, 1.668sqft with good floor to ceiling heights.

Stairs continue to the second floor having an ancillary storage area and a footplate measured to a ceiling height of 1.5m estimated to be around 117sqm, 1,260sqft.



Tenure...

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

Rent will be paid quarterly in advance. A deposit will be held by the landlord the equivalent of a third of a year's rent upfront.

The tenant will be responsible for the landlord's reasonable legal fees with regards to the preparation of the lease up to a maximum of £750 plus VAT.

Outgoings...

The property has a Rateable Value of £26,000.

EPC...

The property has an Energy Performance Rating D81.

Viewing...

All viewings are to be made by appointment through the agent.

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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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