

Historic Freehold Leisure Investment For Sale Producing £41,200 pa with Potential Rental Growth

Shodfriars Hall | Boston | Lincolnshire | PE21 6HB



Grade II Listed Building For Sale with 4 Separate Tenants and Vacant Space
Extending to Provide Over 979.8sqm, 10,545sqft of Accommodation GIA
Passing Rent £41,200 per annum on Standard Commercial Terms
ERV in the Region of £45,000 per annum
Refurbished Nightclub, Refurbished Beauty Salon, Refurbished Gymnasium with
Zumba Rooms with Additional Space

For Sale Freehold Subject to Existing Leases
£495,000 plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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



Location...

The historic market town of Boston has a population which has all but doubled in the last 20 years and has a strong retail leisure offering.

The town has a historic twice weekly market, a large hospital, busy seaport and has been the centre of large infrastructure projects recently including new £110 million Barrage, £150 million Viking Link, £110 million Water Dowsing Cable, the proposed Helpringham Fen Reservoir, Boston Alternative Energy Power Station and Boston Alternative Energy 2 Power Stations.

The property is located within the centre of the cultural quarter in the centre of town on historic South Street, linking the marketplace to the port to the south.

The property comprises a Grade II Listed timber frame and brick building with the accommodation arranged over 3 floors currently providing 4 separate lettings.

The front of the building is a full width refurbished beauty and hairdressing salon trading as Eva's Beauty Room.

A side access leads to the upper floors which house Chang Phueak Gym and Zumba rooms at the front under 2 separate tenancies.

To the rear of the property is a ground floor nightclub known as Pirana.

Accommodation...

Eva's Beauty Room

Gross Internal Floor Area.....103.9sqm, 1,120sqft
(Estimated)

Main Salon.....18.4m x 3.6m & 10.3m x 3.2m, 63sqm
2 Glass Partitioned Treatment Areas.
Ancillary Accommodation.....3.3m x 3.5m, 10sqm
Treatment Room 1.....2.5m x 5.1m, 8.1sqm
Store.....2m x 1.3m, 2.7sqm
Treatment Room 2.....3.5m x 1.6m, 5.6sqm
WC
Front Righthand Salon.....4.3m x 4.6m, 20sqm

Chang Phueak Gym

Gross Internal Floor Area.....310.5sqm, 3,305sqft
(Estimated)

To the side of the property is Shodfriars Lane where there is a side entrance leading to the Gym and Zumba Rooms allocated to the first floor.

First Floor Reception Room.....4.5m x 4.1m, 18.8sqm
Having modern internal plaster wall finishes.
Main Trading Area.....19.2m x 10.4m, 200sqm
with Boxing Ring
Second Floor Viewing Balcony.....10.3m x 6.4m, 66.5sqm
Inner Hall
2 WC's

Zumba Rooms

Gross Internal Floor Area.....105.9sqm, 1,140sqft
(Estimated)

Beyond the Gymnasium Reception is a doorway leading through to a communal entrance hall. Beyond the communal entrance hall are the Zumba Rooms and break out and training area.

Room No. 1.....7m x 5.8m, 41.6sqm
Room No. 2.....6.5m x 9.7m, 64.2sqm

Unfurnished Accommodation

Gross Internal Floor Area.....154sqm, 1,655sqft
(Estimated)

Stairs lead to the second floor comprising 2 large rooms requiring refurbishment.

Pirana Nightclub

Gross Internal Floor Area.....280sqm, 3,115sqft
(Estimated)

To the rear of the property a recessed double door gives entrance to the ground floor night club.

Reception Area.....6.2m x 3m, 18.6sqm
Coat Storage Area
Walk-in Cupboard
Main Club Area.....19m x 11m, 206sqm
Featuring alcove seats.
Ladies WCs off
Bar Area
Raised DJ Area
Cellar
Full height, full building depth
Kitchen Area.....2.2m x 3.3m, 7.26sqm
Living Room/Office Area.....4.1m x 3.3m, 13.53sqm
Bedroom/Office.....3m x 3.6m, 10.8sqm
WC

Tenancy Schedule and Schedule of Accommodation – Shodfriars Hall

	GIFA		Rent Per week	Rent Per annum	Term	Termination Date	Rent Review
Beauty Salon	103.9m ²	1,120ft ²	£200	£10,400 pa		Nov 29	
Thai Gym Boxing Club	310.0m ²	3,305ft ²	£200	£10,400 pa	6yrs	31.10.29	1.11.26
Piranha Nightclub	280.0m ²	3,105ft ²		£16,500 pa		Nov 29	
Zumba Rooms and Fitness 2 Front Rooms	105.8m ²	1,140ft ²	£75	£3,900 pa	5yrs	2.9.27	7.4.25
Total				£41,200 pa			

Tenure...

The properties are let on standard commercial terms at rent subject to VAT. Rent Reviews are upwards only to Market Rent.

Outgoings...

Outgoings are the responsibility of the individual tenants.

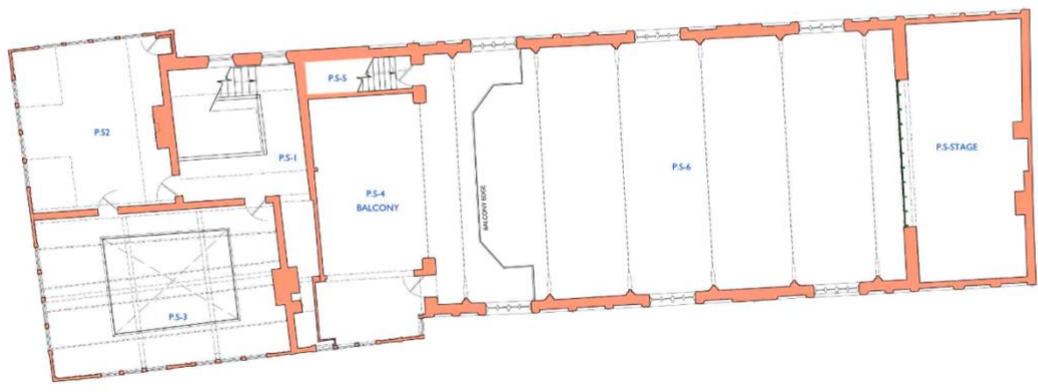
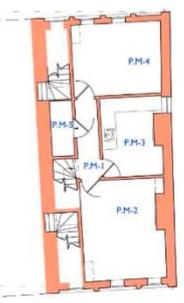
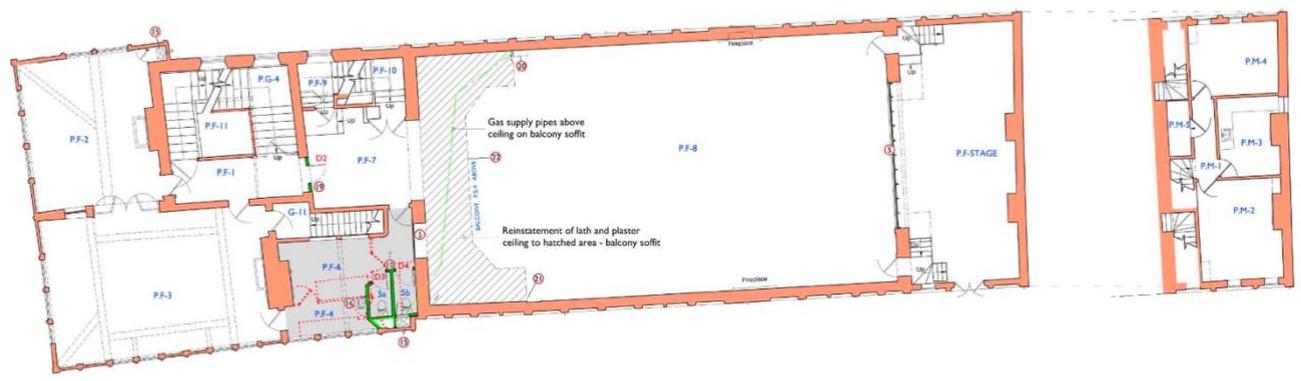
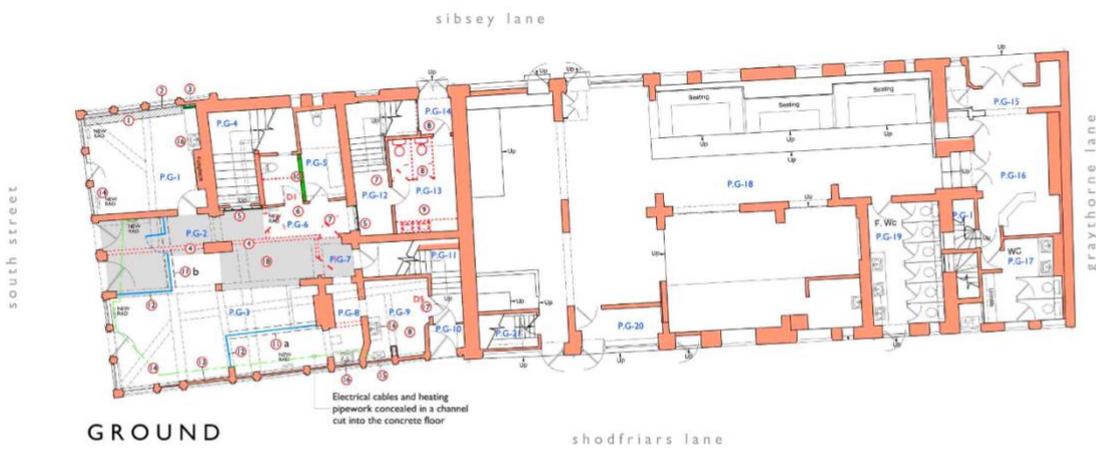
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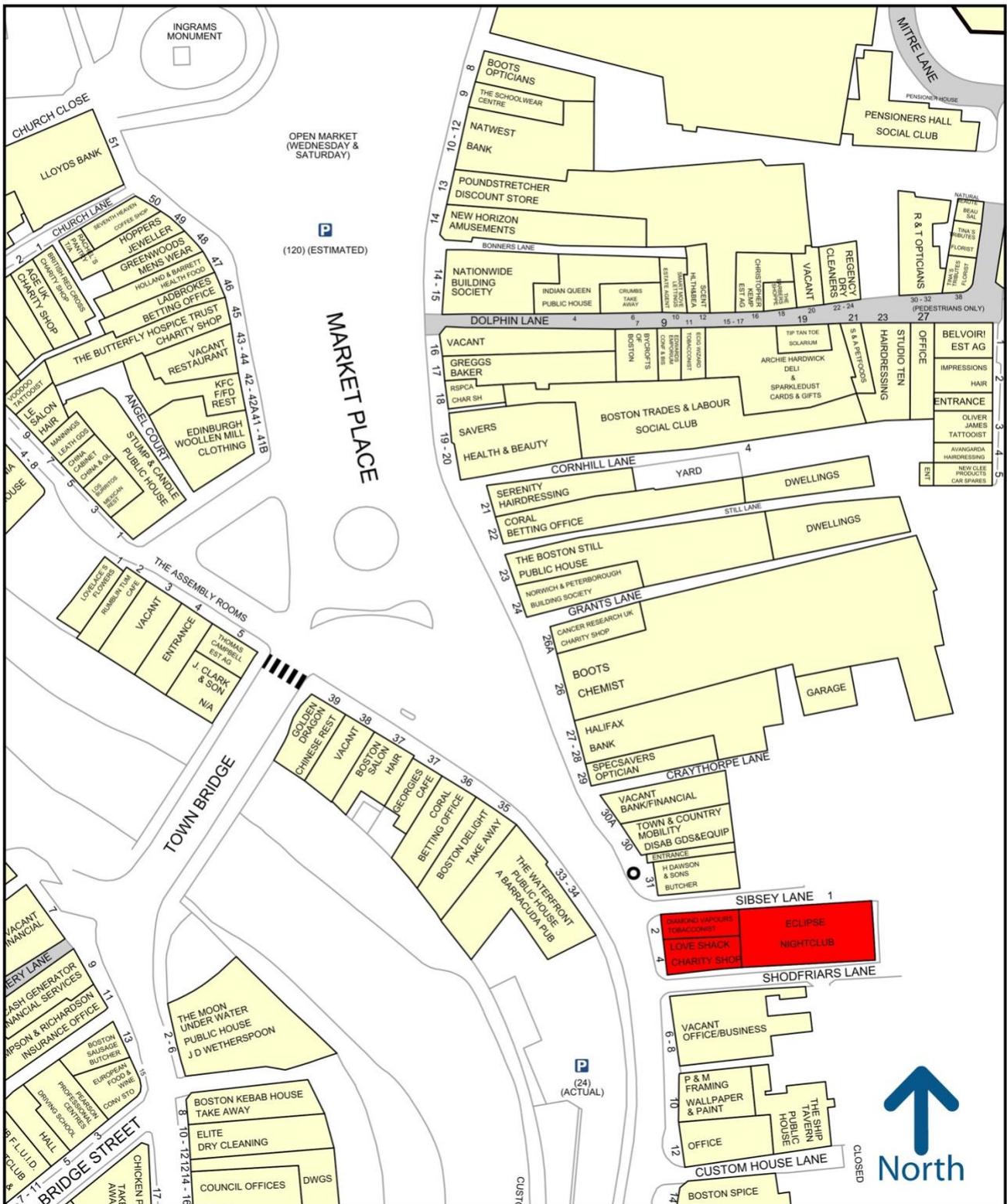
TBC.

Viewing...

All viewings are to be made by appointment through the agent, Poyntons Consultancy.
sales@poyntons.com | poyntons.com







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