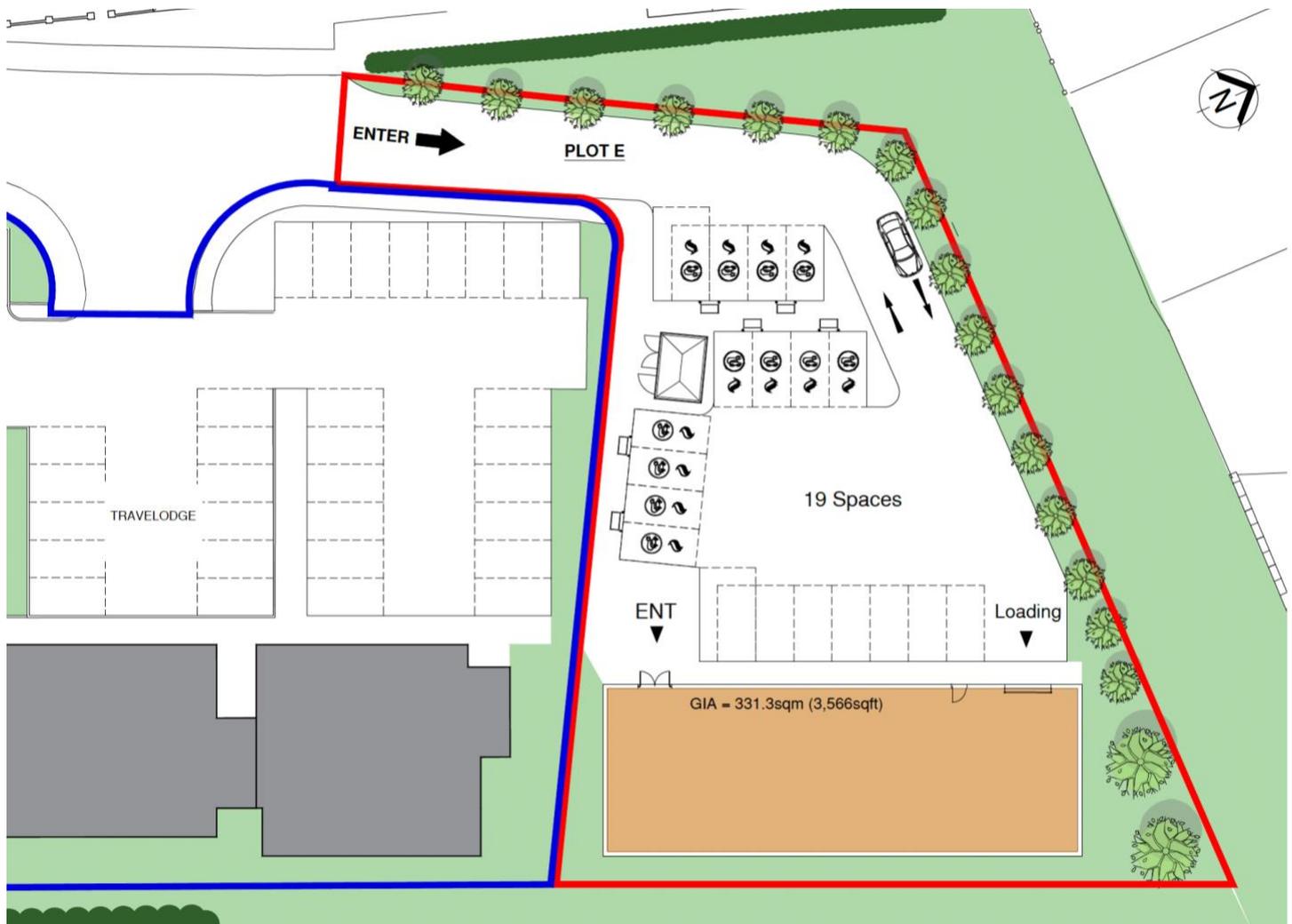


New Trade Counter Unit Available, High-Profile Location Adjoining A16 Trunk Road on Expanding Commercial Estate, Accommodation Extending to 330sqm, 3,560sqft

Unit | Plot E | Scott Drive | The Quadrant | Boston | Lincolnshire | PE21 7NH



New Road Frontage Trade Counter Unit Available, IEH 6m, 19 Parking Spaces
Gross Internal Floor Area 330sqm, 3,560sqft, Specification to be Agreed
Busy Roadside Services Site Adjacent to Travelodge, Papa Johns and Starbucks,
Large Catchment Area to South of the Town

To Let Leasehold, No Ingoing Premium
£40,000 plus VAT per annum Subject to Contract

Location...

The bustling market town of Boston is located approximately 115 miles to the north of London on the South Lincolnshire Fens, and has a population of approximately 68,000 residents with a secondary retail catchment area extending to over 230,000 shoppers.

The main trunk road from the A1 in Peterborough is the A16 and this site is located immediately to the west of this trunk road, highly visible from a newly constructed roundabout, with Scott Drive being located off Wallace Way.

The plot forms part of The Quadrant, which is a new housing development of over 500 units under construction extending over a 50 acre site with a new Community Football Stadium and restaurant.

Previous completed developments include Costa Coffee, Greggs, Burger King, Starbucks, Papa Johns, Travelodge and Enterprise RentACar. Current development projects include a Kia Dealership, Petrol Filling Station and EV Charging.

Description...

The unit will comprise a rectangular steel framed structure with 6m internal eaves height with cladding panels to be decided.

The proposed unit will have 6m internal eaves height suitable for mezzanine floor installation.

Offers for alternative uses will also be considered including healthcare, retail and other uses.

The plan is included with this brochure showing the main entrance to a tarmac parking area with space for 19 vehicles, the unit being located to the south alongside the A16.

Schedule of Proposed Development...

	GIFA	GIFA
Unit	331.3sqm	3,566sqft
Site Area Approx.	0.3 acres	



Rear Elevation (Southeast) - Scale 1:200



Service Charge...

A service charge will be levied to cover the cost of insuring and maintaining communal areas.

Outgoings...

Building insurance will be charged in addition to cover the cost of the insurance premium.

Tenants will be responsible for all outgoing associated with occupation including Business Rates and utilities.

Lease...

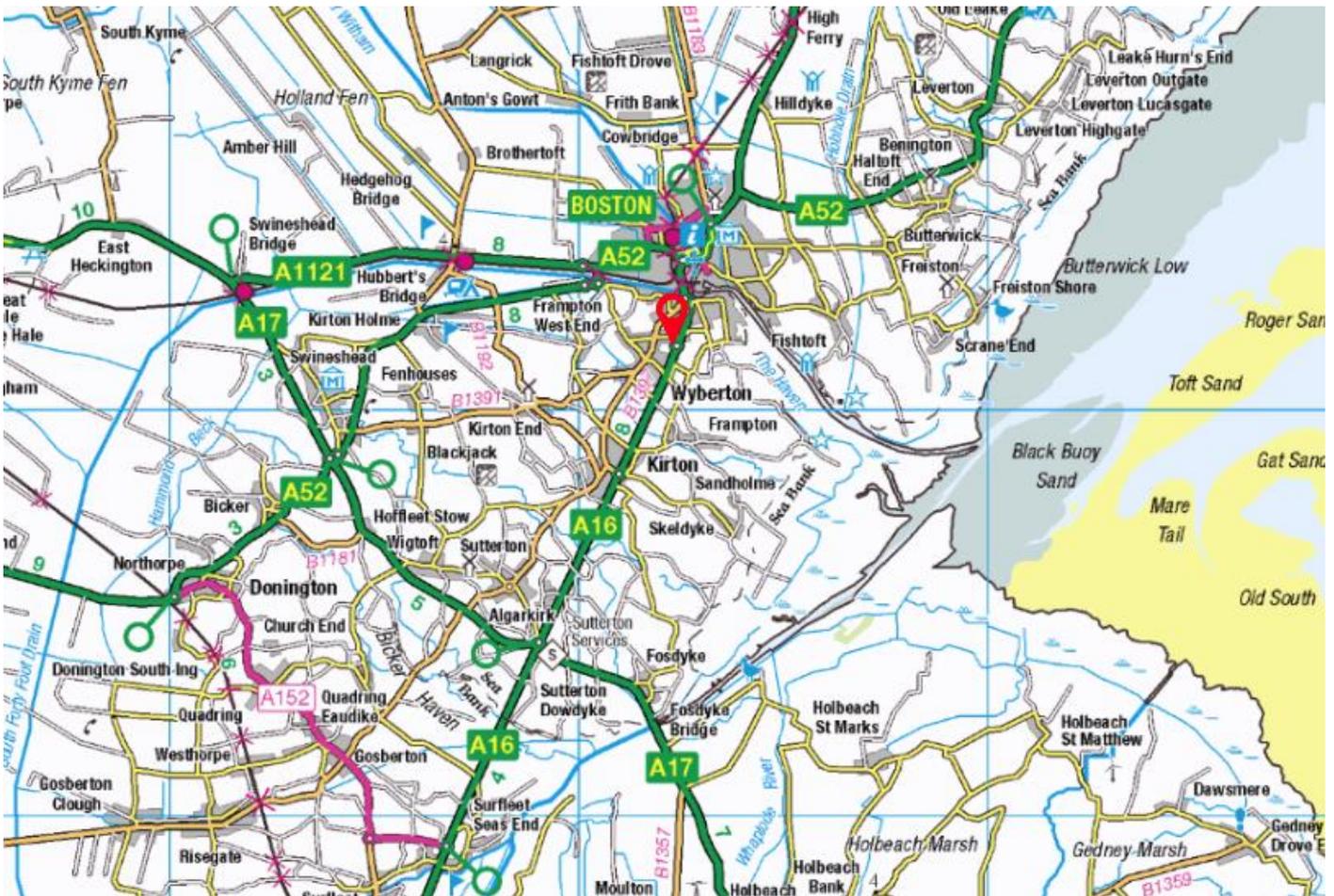
The building is available by way of a new Full Repairing and Insuring Lease for a minimum term of 5 years, contracted out of the Landlord and Tenant Act 1954 Part II.

Rent will be payable quarterly and a deposit will be held by the landlord, subject to agreement.

Tenant to contribute £1,000 + VAT to landlord legal fees with regards to the preparation of the lease and any associated required block out agreement.

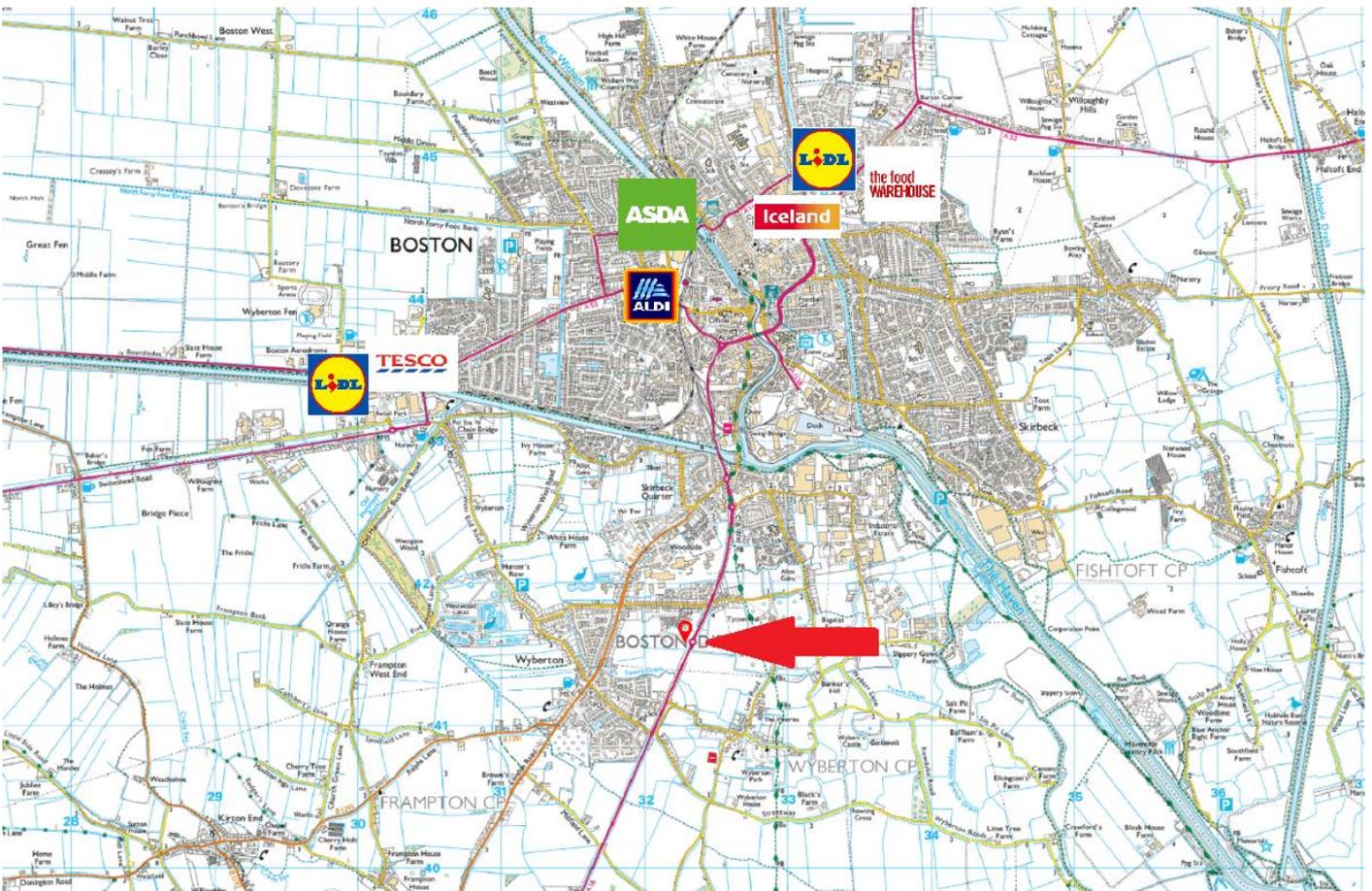
It is envisaged that any agreements for the lease will be signed prior to any additional planning applications with the Local Authority.





Viewing...

All viewings are to be made by appointment through the agent, Poyntons Consultancy.
01205 361694
sales@poyntons.com | poyntons.com



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