

# Open Plan Prime Retail Premises Available To Let Immediately with No Ingoing Premium

5 Strait Bargate | Boston | Lincolnshire | PE21 6EE



High Profile Town Centre Unit with Double Glazed Frontage  
Extending to Provide 85sqm, 900sqft of Retail Space with Offices and Ancillary Areas

Located in the Centre of One of Lincolnshire's Largest Towns with a Secondary Retail Catchment Area in Excess of 200,000 Residents

Available For Immediate Occupancy on Full Repairing and Insuring Terms

Available To Let Leasehold  
£27,500 per annum Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
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## Location...

The historic market town of Boston is located on the South Lincolnshire Fens approximately 115 miles to the north of London, 35 miles to the south-east of Lincoln and is connected to the main London railway at Grantham.

Boston is one of the fastest growing towns in the East Midlands with a population estimated to be around 83,000 residents, and a secondary retail catchment area in excess of 238,000 potential shoppers living 20 minutes from the town.

5 Strait Bargate is located in the centre of the town in the historic Market Place amongst other prime retail units.

Neighbours include EE, Hinds, Vision Express, Café Nero, Poundstretcher, New Look and Argos.

## Accommodation...

**Net Internal Window Frontage**.....6.6m

**Front Sales Area**.....85sqm

Having suspended ceilings.

**Rear Sales Area**.....6.1m x 4.2m, 26sqm

A corridor gives access to the rear ancillary area.

**Office**.....3m x 3.2m, 10.5sqm

**Storeroom Office**.....3m x 2.4m, 7.5sqm

**Ladies WC**

**Kitchenette**

**Mens WC**

## Tenure...

The property is available by way of a new Full Repairing and Insuring lease with no ingoing premium.

The tenant will be expected to contribute £1,500 towards the landlord's reasonable legal fees with regards to the preparation of the lease. A deposit will be paid three months in advance and a deposit held by the landlord the equivalent of 3 months rent.

Rent will be paid quarterly in advance and be subject to VAT to be held on Full Repairing and Insuring terms with regular rent reviews and a minimum term of 3 years.

## Outgoings...

The property has a Rateable Value of £31,250. Full details are available on the VOA website.

## EPC...

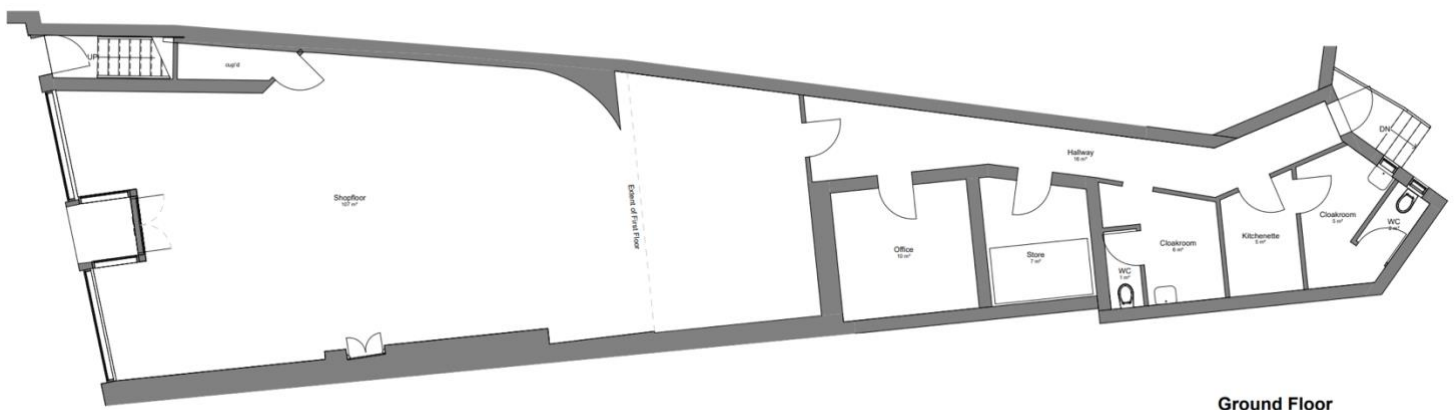
The property has an Energy Performance Asset Rating D83. Full details are available on request.

## Viewing...

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

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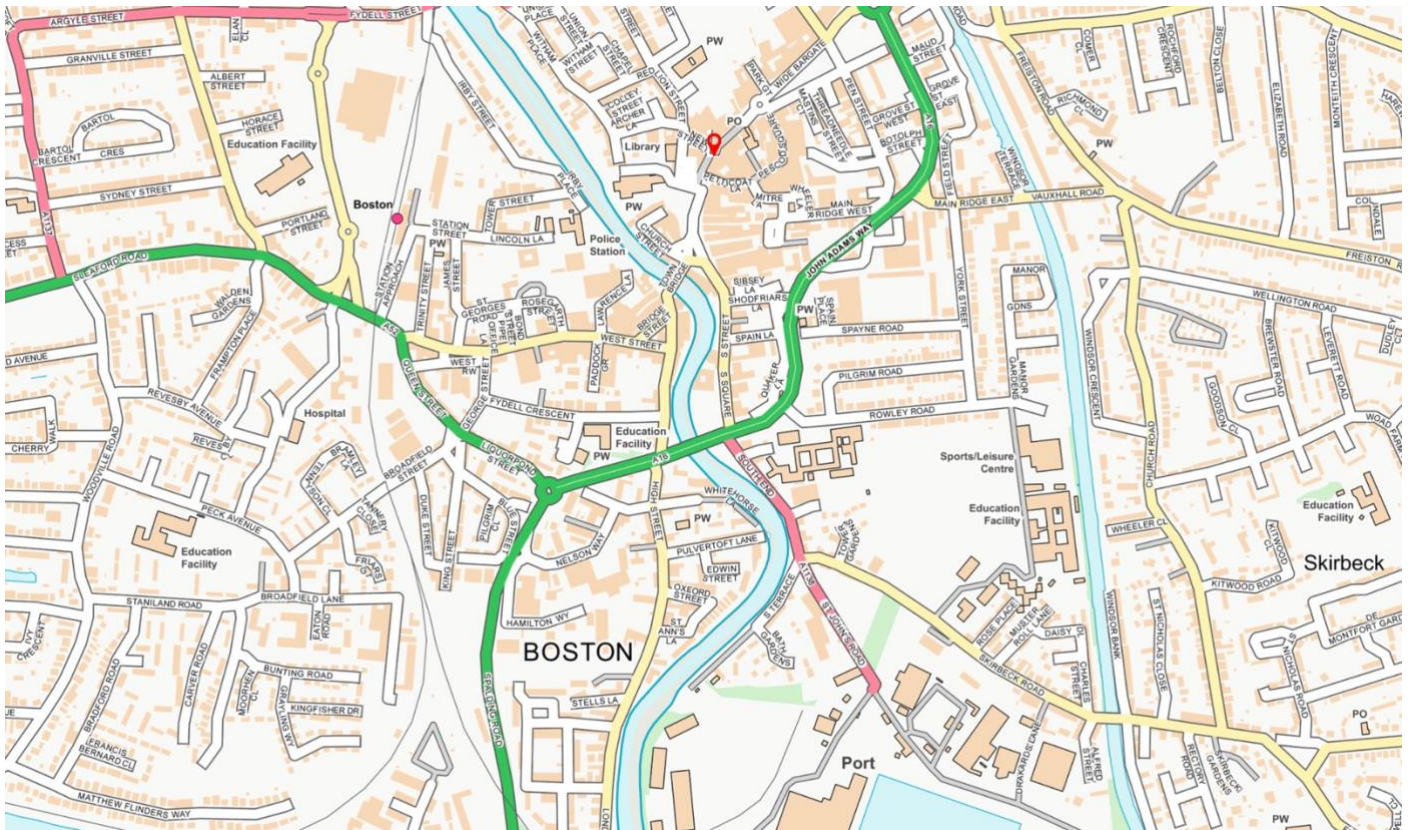
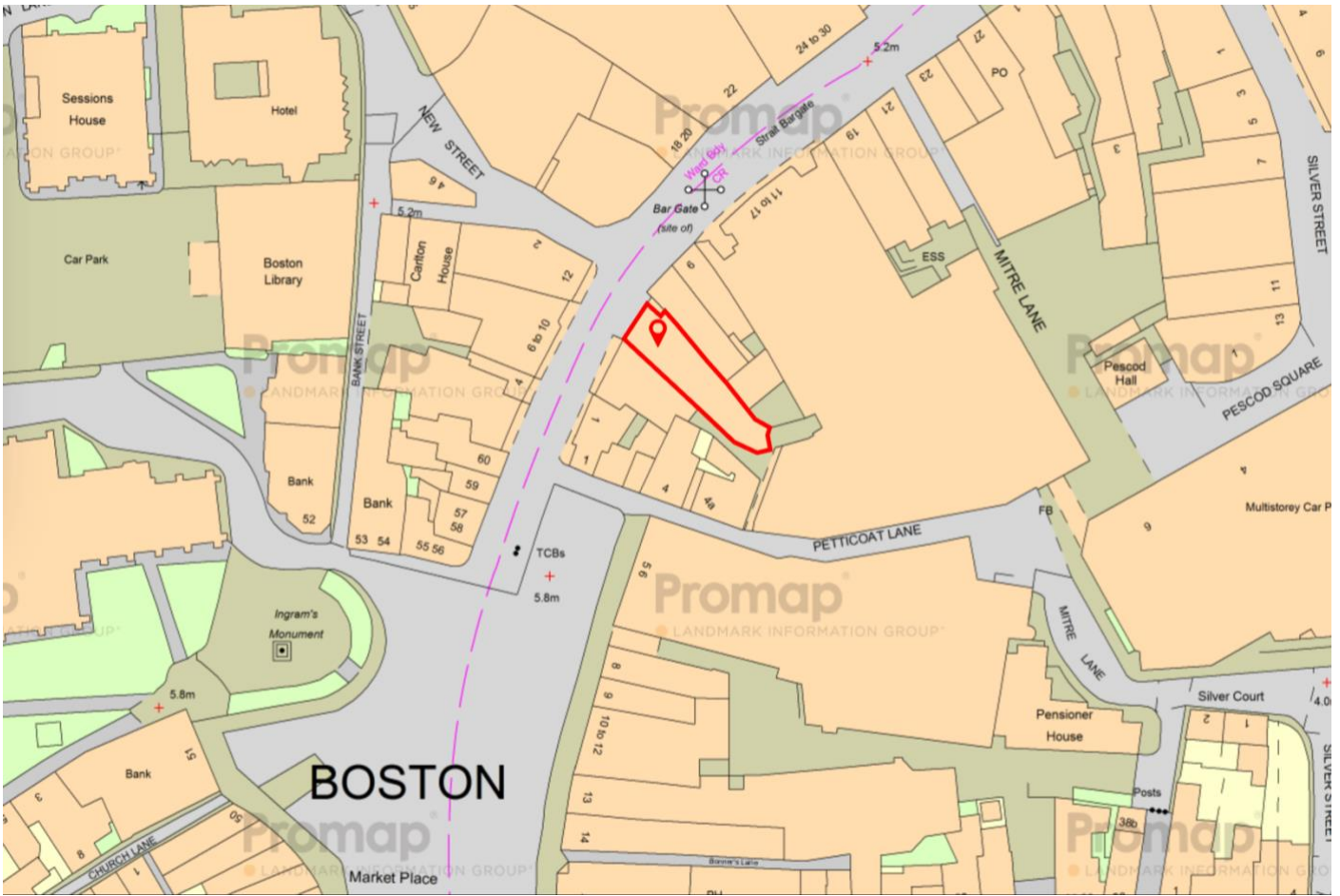
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**RICS**



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