

Grade II Listed High Profile Market Place Retail Unit Available To Let Leasehold Immediately

48 Market Place | Boston | Lincolnshire | PE21 6NF



High Profile Market Place Property with the Accommodation Arranged on 3 Floors
Property Extending to Provide 68.2sqm, 725sqft of Sales Space
Gross Internal Floor Area 220sqm, 2,370sqft

Available To Let Leasehold
£18,000 plus VAT per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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



Location...

The historic market town of Boston is located approximately 115 miles north of London on the South Lincolnshire Fens.

Lincoln is approximately 35 miles to the north-west, King's Lynn 40 miles to the east and Nottingham 50 miles to the west.

The town has a good range of amenities including a large hospital, an international port, rail links to Grantham, King's Cross and Edinburgh and a strong retail and sporting offering.

The population of the town is estimated to be around 83,000 residents with a secondary retail catchment area of around 250,000 people within a 15 minute drive.

The property is located close to the centre of the town in a historic retail parade, close to the famous Boston Stump overlooking the Market Place, where there is a twice weekly market.

Accommodation...

Ground Floor

Net Internal Window Frontage.....4.3m
Shop Depth.....16.5m
Front Sales Area.....9.3m x 4.5m, 42.5sqm
Rear Sales Area.....6.7m x 3.1m, 21.2sqm

Door to Enclosed Rear Yard containing condensers for partial air conditioning system and separate fire exit door for first floor staircase.

First Floor

Stairs lead from the ground floor rear sales area to a spacious first floor landing, where there is a

Front Sales Area.....4.8m x 4.3m
Having suspended ceiling.
Rear Sales Area.....4.5m x 4.5m
With suspended ceiling.
Break Out Room for Staff.....3.2m x 3.1m, 10.2sqm
Kitchenette
Rear Hall
WC

Low level close coupled WC and sink.

A second staircase leads down to the **Rear Yard** with entrance to a shared passageway.

Fire Exit

Second Floor

Stairwell

Front Stores.....9.4m x 4.5m, 43.4sqm
Rear Stores.....4.4m x 3.2m, 14.2sqm
Rear WC
Having low level WC and pedestal hand basin.

Schedule of Accommodation...

Ground Sales Area	68.2m ²	725ft ²
Upper Sales Area	43.3m ²	465ft ²
Upper Floor Storage Area (Net)	51.6m ²	555ft ²
Gross Internal Floor Area (est)	220m ²	2,370ft ²

Lease Terms...

The property is available by way of a new full Repairing and Insuring lease with a minimum term of 5 years. Rent reviews will be every 3 years to market rent.

The tenant will be required to contribute £1,000 + VAT towards the landlord's reasonable legal fees with regards to the lease preparation.

A deposit will be held with the landlord the equivalent of 3 months' rent upfront. Rent will be subject to VAT.

An annual insurance rent will be charged to the tenant for the cost of the building insurance.

Outgoings...

The property has a Rateable Value of £19,000.

EPC...

The property has an Energy Performance Asset Rating C67. Full details are available on request.

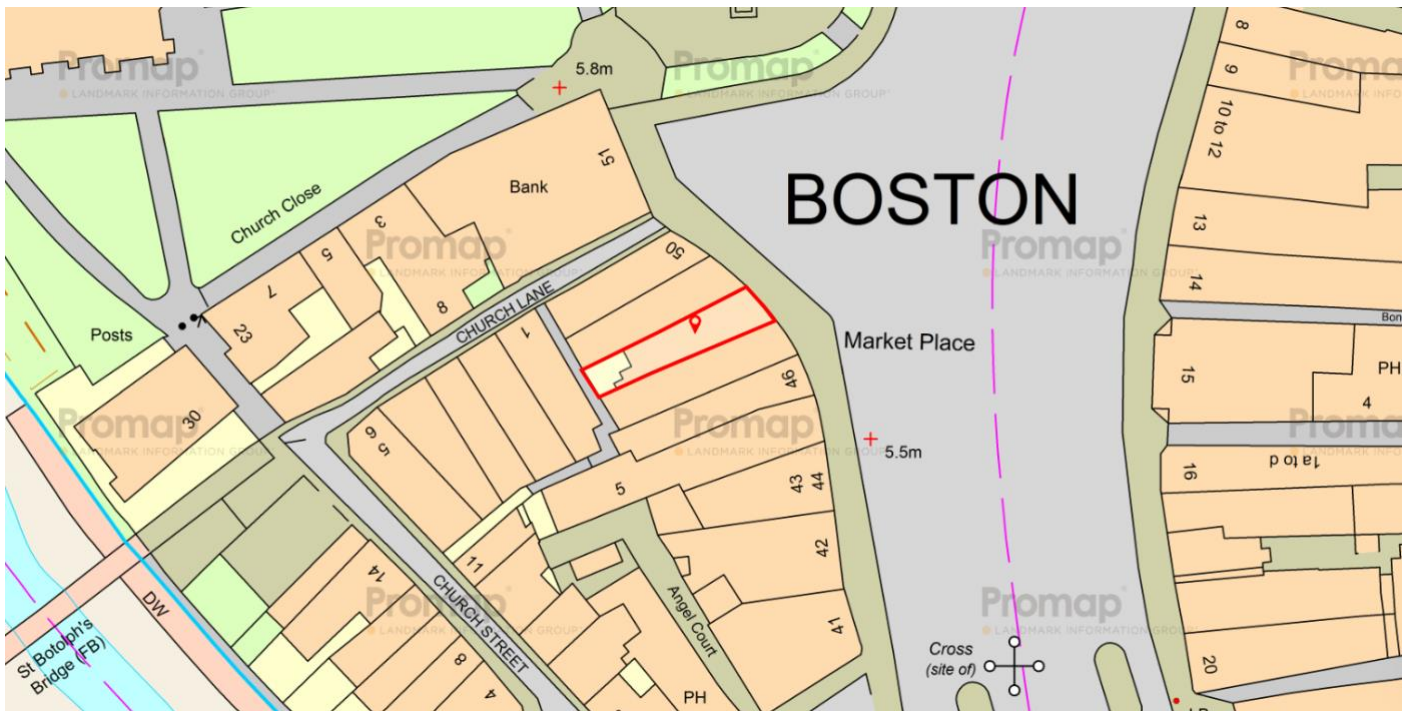
Viewing...

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

Poyntons Consultancy.

sales@poyntons.com | poyntons.com





Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.