

# Centrally Located High Profile Retail Accommodation Extending to 415sqft, Suitable for a Variety of Uses

100 Wide Bargate | Boston | Lincolnshire | PE21 6SE



2 Large Rooms Extending to 38.4sqm, 415sqft NIA with Ancillary Accommodation  
Located Next to Boston Retail Park at the Entrance to the Town Centre Adjoining  
the A52 and A16 Trunk Roads and 2hr Free Parking Provision

Available To Let Leasehold on FRI Terms  
£8,000 per annum, Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)



### Location...

The market town of Boston has a population of approximately 73,000 residents, a strong retail offering and a number of well-regarded schools and a successful football team.

The town has a twice weekly market and is located approximately 115 miles to the north of London on the South Lincolnshire Fens, 35 miles to the south-east of Lincoln, 40 miles to the west of King's Lynn and 150 miles to the east of Nottingham.

The property is located to the north of the Market Place alongside the A52 and A16 trunk roads off a public car park.

Neighbouring properties include Enderby's Opticians, Pit Stop Barbers, a convenience store, an Art Gallery, dog groomers, and music store.

The property is located next to Boston Shopping Park with retailers including TK Maxx, Home Bargains, Sports Direct, The Food Warehouse, The Card Factory, The Bath Store and Crown Decorating Centre.

### Description...

**Reception Office**.....6.7m x 3.2m, 22.2sqm

**WC**

**Kitchenette**.....2.3m x 2m, 4.6sqm

**Office**.....5m x 3m, 16.2sqm

### Tenure...

The property is available leasehold by way of a new Full Repairing and Insuring lease.

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

### Outgoings...

Utilities to the Premises are individually metered and will be the responsibility of the incoming tenant.

The property is undergoing a Ratings Assessment.

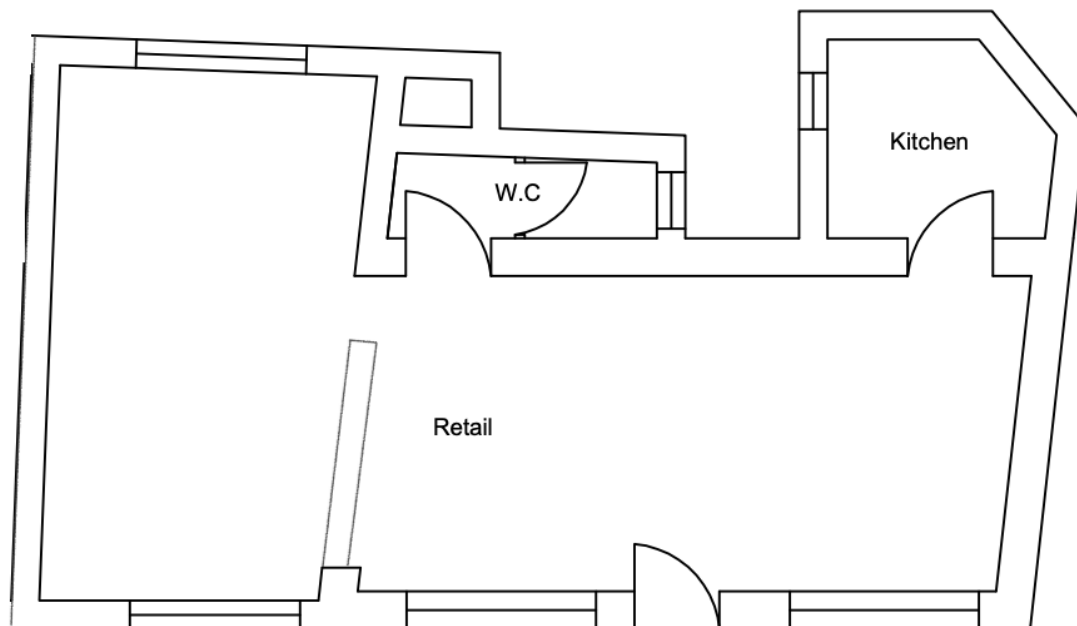
### EPC...

The Property has an EPC rating of C63. Full details are available on request.

### Viewing...

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

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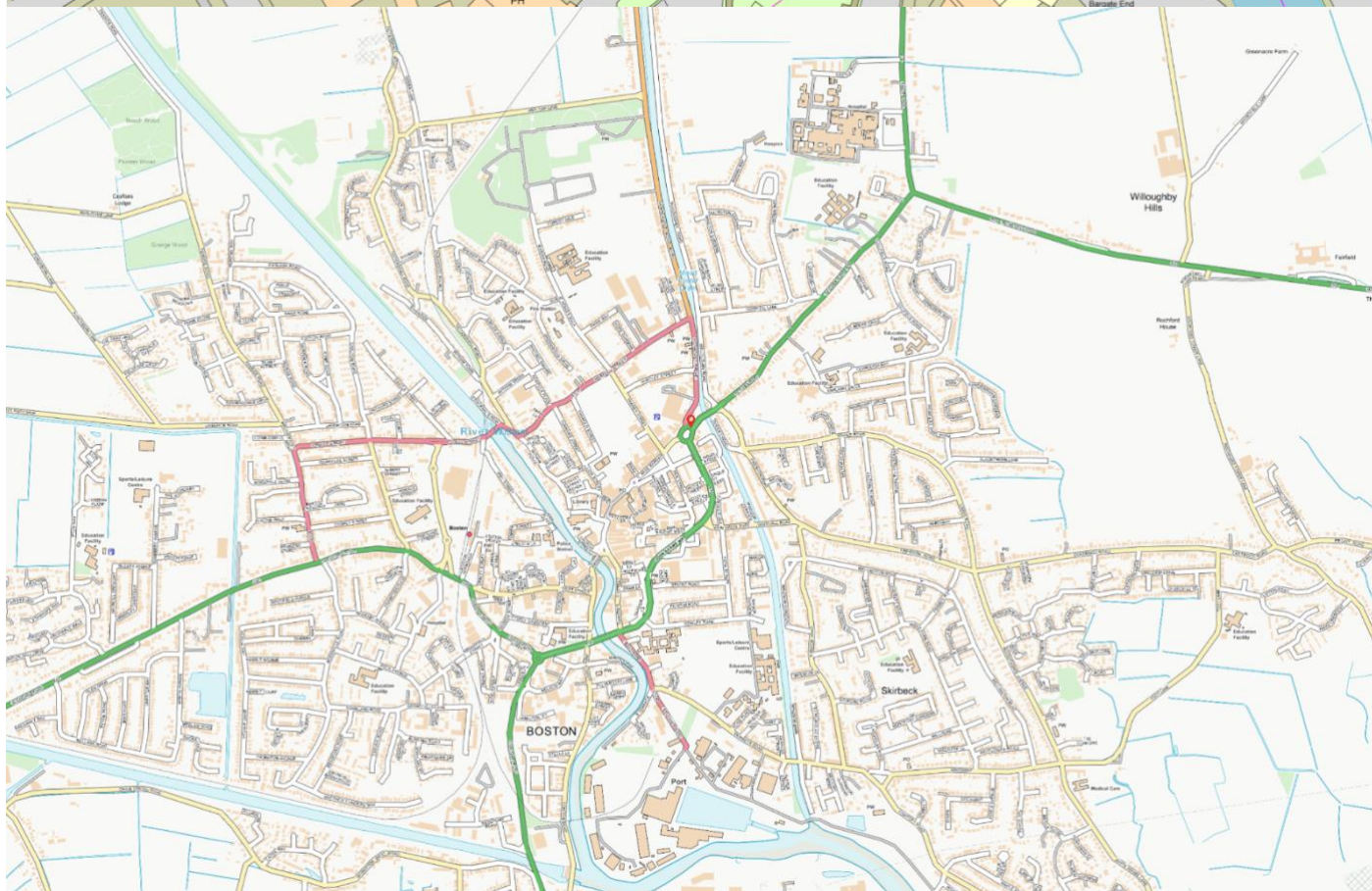
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