

Substantial Prime Retail Property Available To Let with Immediate Occupation

27 Strait Bargate | Boston | Lincolnshire | PE21 6EG



Sales Area Extending to 305.2sqm, 3,285sqft with Additional Offices and Storage Available with No Ingoing Premium, Ready for Fit Out, 3 Phase Power

To Let Leasehold on Full Repairing and Insuring Terms
£22,000 per annum plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The market town of Boston has a population of approximately 70,000 residents and is known as one of the fastest growing towns in the East Midlands.

The town has a stable and large agricultural economy in the surrounding fields, well regarded retail and sporting offering with some well-regarded schools, a twice weekly market, large port and large hospital.

The property is located in the centre of town in the Prime Retail Zone. Neighbouring properties include Santander Bank, O2, Waterstones Book Shop amongst other blue-chip retailers.

Accommodation...

Automatic electric doors lead through to the main Sales Area having a net internal frontage of 5.4m. Built shop depth of over 33m, 100ft.

Front Sales Area	5.4m x 11.1m, 60sqm
Second Sales Area	11.3m x 4.7m, 54.2sqm
Side Sales Area	4.3m x 2m, 9sqm
Store Off	9sqm
Rear Sales Area	10.8m x 15m and 2.2m x 6.7m, 169sqm
Rear Sales Kiosk	4.5m x 2.9m, 13sqm
A goods entrance leads to Mitre Lane at the side with a	
Store	16sqm
Store 2	20sqm
Stairs lead to the first floor.	
Office	32.3sqm
Second Office	13.3sqm
Post Room/Store	7.8sqm
Cloakroom	9.8sqm
Store	19.2sqm
Gents WC's	
Ladies WC's	
Stairs lead to the second floor.	
Office/kitchenette	5.8m x 5.8m, 32.8sqm
Second Office	3.5m x 4.7m, 16.6sqm



Tenure...

The property is available immediately by way of no ingoing premium at an asking rent of £22,000 plus VAT per annum. The lease will be on standard commercial Full Repairing and Insuring terms with rent paid quarterly in advance and subject to VAT.

The tenant will be responsible for all utilities at the property including Business Rates.

Outgoings...

The property has a Rateable Value of £38,500. Full details of which can be found on the VOA Website.

EPC...

The property has an Energy Performance Asset Rating C66, full details are available on request.

Viewing...

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

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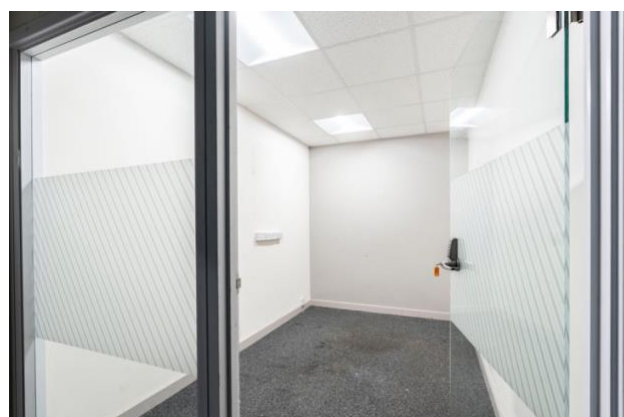
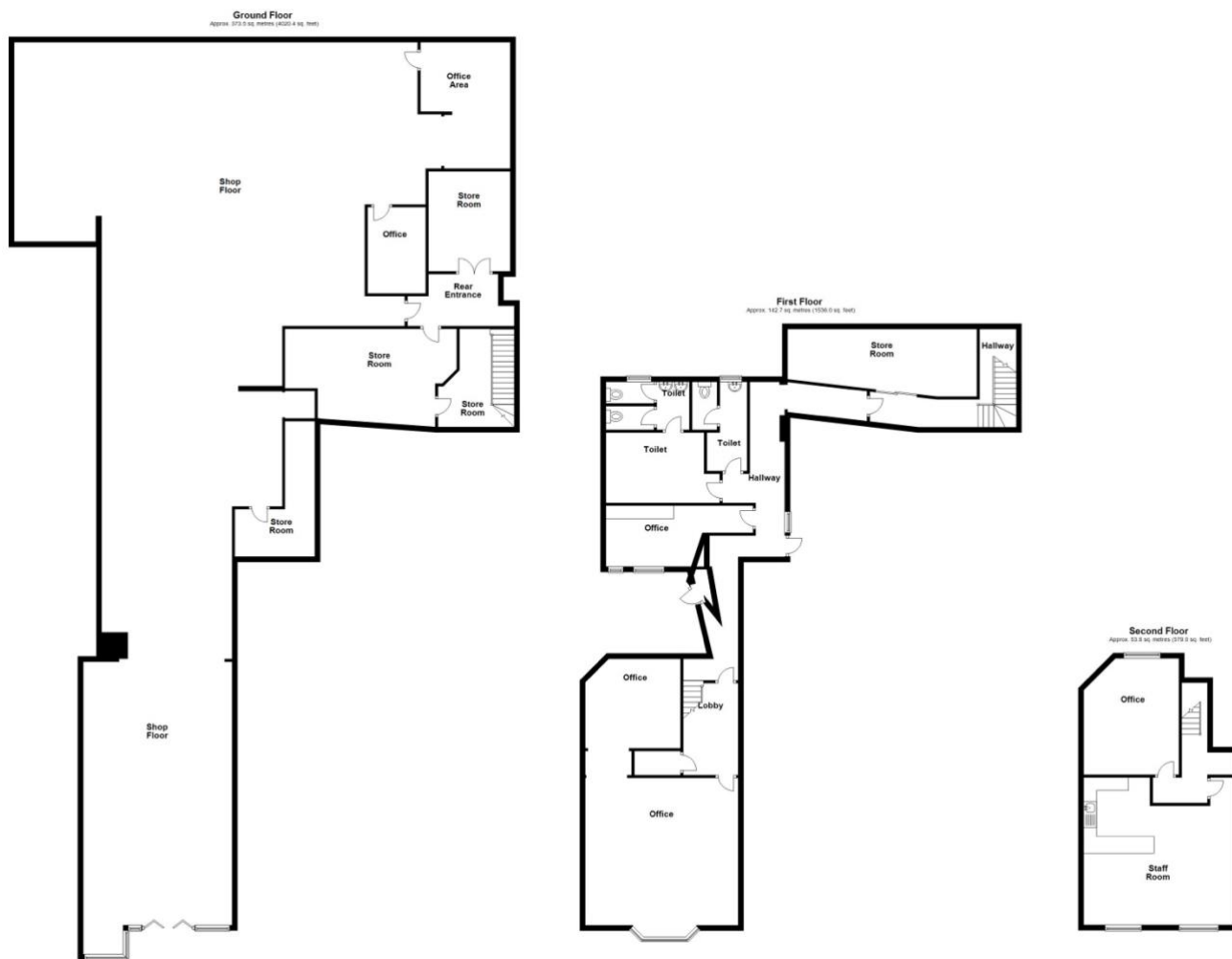
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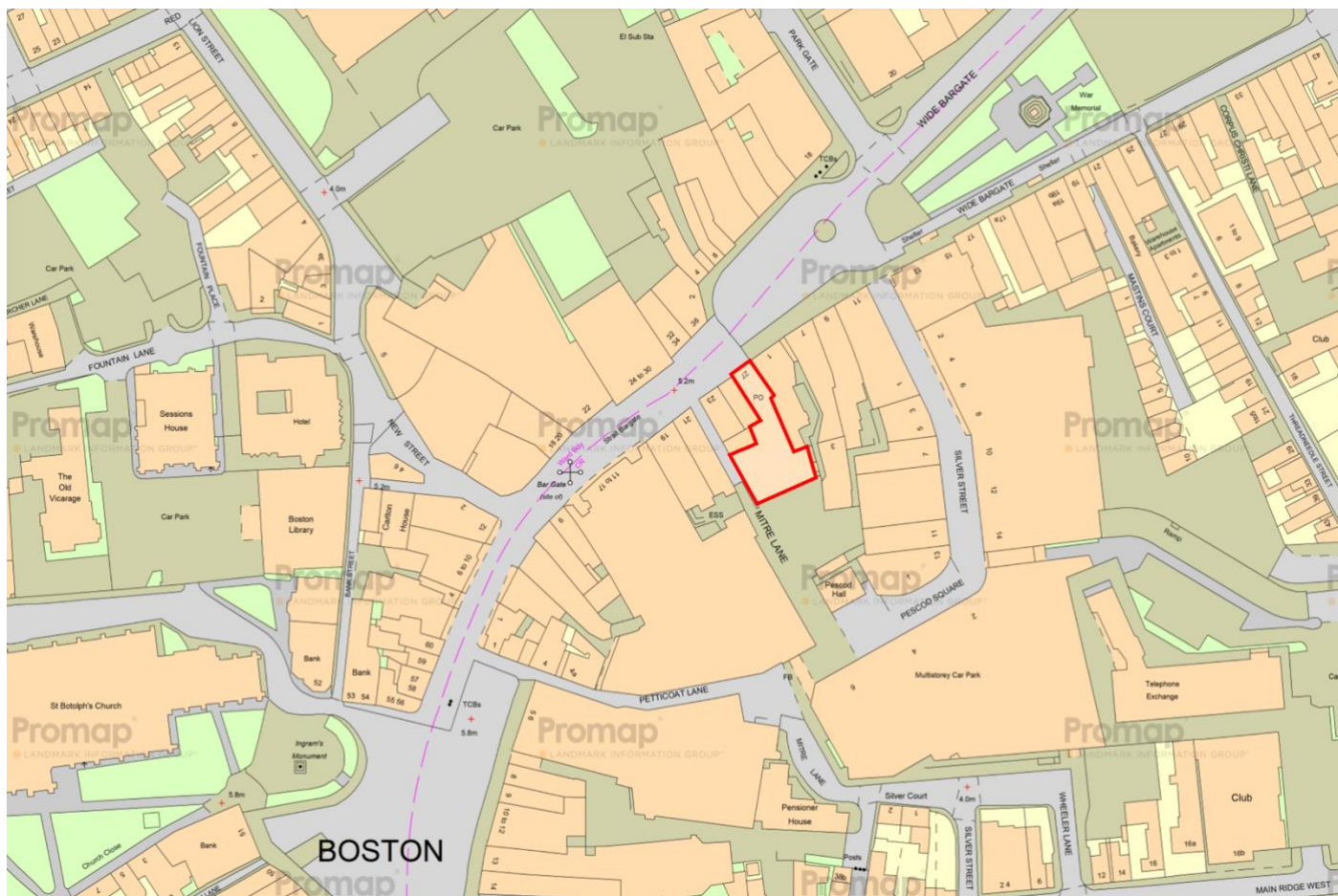




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