

Retail Unit Available To Let on Attractive Lane in the Centre of Boston with Good Footfall

15 Dolphin Lane | Boston | Lincolnshire | PE21 6EU



Attractive Glazed Frontage Modernised Retail Unit with WC
Extending to Provide 18.5sqm, 200sqft of Retail Accommodation

Available To Let Leasehold on FRI Terms
£5,100 per annum plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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



Location...

The bustling market town of Boston has a population of approximately 73,000 residents, twice weekly markets, large hospital, active port and a strong retail offering with good sporting facilities and a number of well-regarded schools

The property is located in Dolphin Lane which is a busy shopping area between the main parking spaces in the Market Place and Pump Square.

Nearby properties are a mix of shops, cafes, beauty parlours and financial services.

The property is located on the south side of the lane.

Accommodation...

Accommodation.....3.8m x 5m
Having a glazed frontage and plaster wall finishes currently arranged as a salon.

Ancillary Accommodation

Kitchenette

WC

Tenure...

The property is available by way of a new Full Repairing and Insuring lease on standard commercial terms.

With regards to the lease, a deposit will be held by the landlord of a quarter of a year's rent paid upfront. The lease will be subject to VAT.

The tenant will be responsible for the landlord's reasonable legal fees up to a maximum of £1,000 plus VAT.

The tenant will be required to pay an annual insurance rent to cover their apportionment of landlord buildings insurance.

Outgoings...

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

The property has a Rateable Value of £4,600 from 1st April 2026. Full details of which can be found on the VOA Website.

EPC...

The property has an Energy Performance Asset Rating D78. Full details are available on request.

Viewing...

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