

Modernised Town Centre Leisure Complex Available Immediately to Rent with Potential for Retail Use

Bingo Hall | M Park | Horncastle Road | Boston | Lincolnshire | PE21 9BD



High Quality Space, Escalator and Lift Extending to 1,850sqm, 19,915sqft GIA
Suitable for a Number of Uses Including Leisure Centre, Gymnasium, Religious Meeting Hall, Offices, Leisure Complex and Retail Subject to Statutory Consents
Main Hall 1,010sqm, 10,870sqft with 6m Internal Eaves Height
Ideal for Padel or Other Sport
Offers for the Sale Also Considered on the Basis of an Effective Freehold Interest

Available Immediately To Let Leasehold, No Ingoing Premium
Economically Priced at £47,500 per Annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The large expanding town of Boston has a borough population in excess of 73,000 residents, a large port, hospital, strong retail offering, a number of well regarded schools and is approximately 115 miles to the north of London with road access via the A16, A52 and A17 trunk roads.

The railway is connected to the mainline at Grantham. The town is undergoing major expansion at the moment with a large number of new build projects and housing estates.

M Park is a large retail warehouse with parking located just to the north of the town centre. Occupiers include Iceland Food Warehouse, Sports Direct, TK Maxx, Home Bargains and The Card Factory extending to provide over 65,000sqft of accommodation with 300 parking spaces.

The site is located at the entrance to the retail park overlooking Horncastle Road.

Accommodation...

A double entrance lobby leads to a large reception area with escalators leading to the first floor and lift access, ground floor offices, back of house.

Main Reception Area.....10m x 6m, 80sqm
Fully fitted with reception desk and rear offices.

First Floor Offices and Back of House

Main Circulation Corridor.....6m x 20m
Main Hall.....30m x 30m

Internal eaves height 6m, currently benefitting from a suspended ceiling, full air conditioning.

Ladies WCs

14 cubicles, vanity handwash and dryers.

Mens WCs

3 cubicles, urinals, vanity handwash and dryers.

Fitted Cafeteria and Servery.

Rear Kitchen.....15m x 6m

Schedule of Accommodation...

Circulation Space	272.3m ²	2,930ft ²
Main Hall	1,110m ²	10,870ft ²
Ancillary Accommodation	231m ²	2,485ft ²
Offices	81m ²	870ft ²
Total	1,850m ²	19,915ft ²

Tenure....

The property is available on Full Repairing and Insuring terms for a lease with a minimum term of 5 years with rent payable quarterly in advance. A deposit will be taken with regards to legal fees relating to the leasehold transaction.

Outgoings...

A service charge will be levied annually which is calculated in the order of £27,500 per annum. The property has a Rateable Value of £24,500.

EPC...

The property has an Energy Performance Rating C68. Full details are available on request.

Viewing...

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