Landmark Town Centre Offices with River Views Suitable for Retail Use

South Quay House | 18 South Street | Boston | Lincolnshire | PE21 6HE

Ground Floor Rooms Suitable for Offices, Financial Centre or Retail STP
Extending to over 1,000sqft, 96.2sqm – Uppers Available
Substantial Landmark Building Available in the Town Centre on Busy Vehicular Thoroughfare, Ready for Immediate Occupation

Available To Let Leasehold on FRI Terms
£12,000 per annum plus VAT Subject to Contract

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Location…

The bustling town of Boston has a population of approximately 73,000 residents, a twice weekly market, large hospital, active port and a strong sporting, retail and school offering.

South Street is located to the south of the Market Place heading towards John Adams Way. The Grade II Listed building is located in a mixed commercial area on the east side of the road overlooking the river.

Parking permits are available nearby. Pay and Display spaces are available opposite.

Accommodation…

An entrance lobby gives access to the ground floor open plan space.
Ground Floor Net Internal Window Frontage 6.3m
Main Sales Office……………………………………………60.8sqm
Having suspended ceiling, recessed LED lighting.
Rear Office……………………………...8.3m x 4.2m, 35.4sqm
Rear Kitchen Area
Having stainless steel sink, 4 door cupboard, access to rear yard.
Bicycle store
Bin store

Tenure….

The offices are available by way of a new Full Repairing and Insuring lease with a minimum term of 5 years, which will include a review at the end of year 3 and be excluded from the provisions of the Landlord and Tenant Act 1954 Part II.

The incoming tenant will be responsible for paying a contribution towards the Landlord's reasonable legal fees up to a maximum of £1,500 + VAT.

The landlord will hold a deposit the equivalent of a quarter of a year's rent upfront.

Services…

The property is connected to mains services. The cost of communal utilities will be levied by way of a service charge.

Outgoings…

All outgoings will be the responsibility of the tenant.

Business Rates are to be assessed. Full details will be available on the VOA Website.

An insurance rent and service charge will be levied by the landlord by apportionment to cover the buildings insurance.

EPC…

The property has an Energy Performance Asset Rating D97. Full details are available on request.

Viewing…

All viewings are to be made by appointment through the joint agents.
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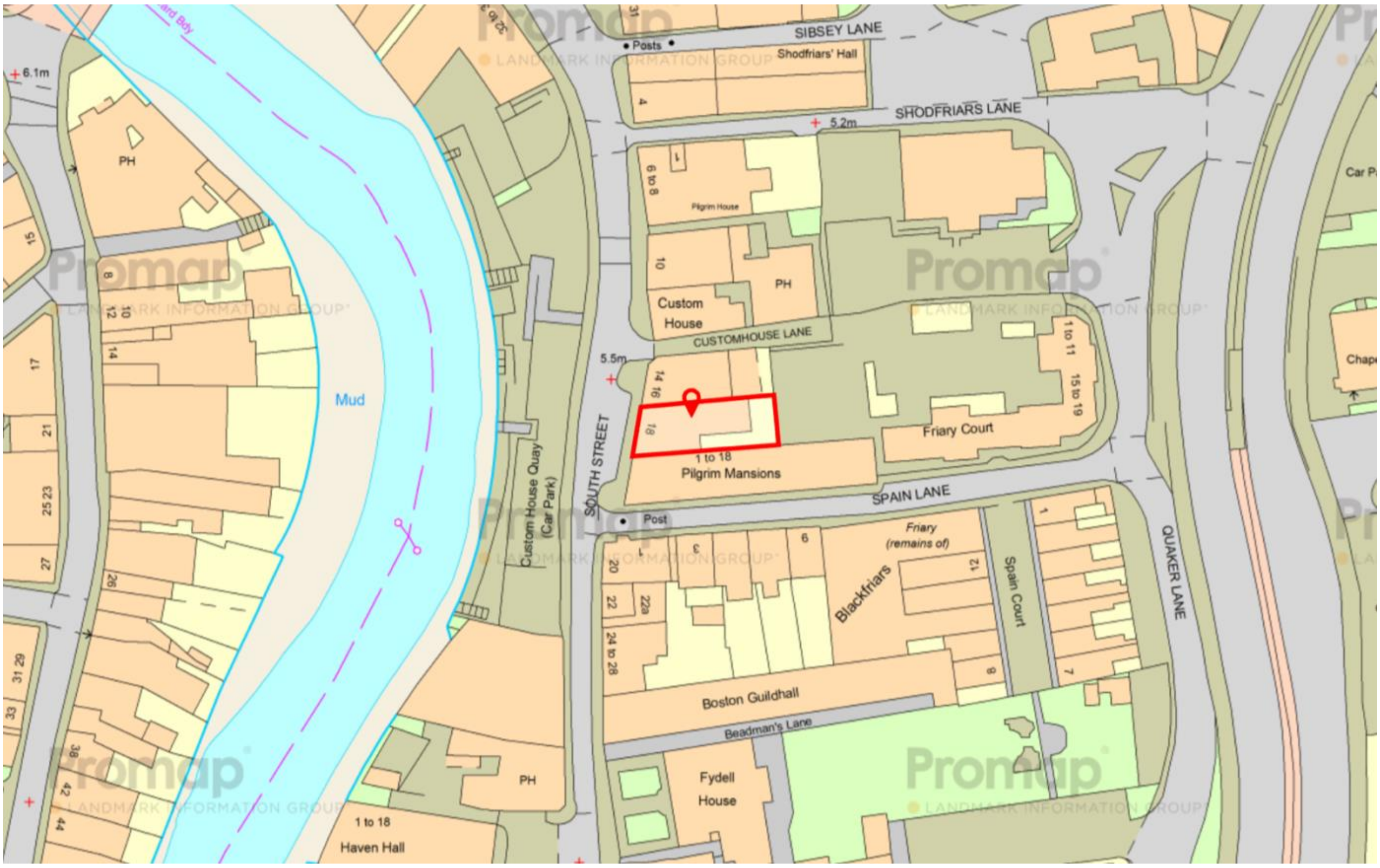

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