

Refurbished Town Centre Cafe / Restaurant Available To Let Immediately on Flexible Terms

5 Red Lion Street | Boston | Lincolnshire | PE21 6NY



Refurbished Ground Floor Cafe/Restaurant Extending to 545sqft, 50.6sqm
Superbly Presented Ready-Made Cafe Opportunity with Premises Licence
and Covered Outdoor Dining Area.
Fixtures, Fittings and Goodwill Available by Separate Negotiation

Available To Let Immediately on Flexible Terms
£12,000 per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston is located approximately 35 miles south-east of Lincoln and 25 miles west of King's Lynn, serving a substantial surrounding rural catchment.

The property occupies a prominent and convenient position on Red Lion Street, immediately to the north of the prime retail area of Strait Bargate and opposite a large town centre car park.

Red Lion Street and nearby Tunnard Street form well-used pedestrian approaches to the Market Place, Wide Bargate and the wider town centre, with a mixture of independent retailers, professional services and food and drink operators nearby.

Accommodation...

The ground floor has been comprehensively refurbished and fitted out to provide a bright, attractive and welcoming cafe / restaurant extending to approximately 50.6m² (545ft²).

The former front and first rear sales areas now effectively form one generous open-plan customer dining area, benefiting from the property's double frontage and good natural light.

A compact kitchen and customer WC have been formed within part of the former rear sales area, with access through to the rear covered dining area.

Outside...

To the rear is a particularly attractive covered outdoor dining and customer seating area, providing a valuable extension to the main café accommodation.

The area offers a quiet, sheltered and surprisingly secluded setting, creating a pleasant space for customers to sit and dine away from the bustle of the town centre.

Its covered nature also considerably extends its potential use beyond the summer months and provides an appealing additional dimension to the trading accommodation.

Opportunity...

The premises would suit a variety of commercial uses, subject to any necessary consents, but offer an especially attractive opportunity for an incoming cafe or food operator seeking a ready-made venue which is already fitted and presented to a high standard.

The property has a valid alcohol premises licence. More details available on request.

Fixtures, Fittings & Goodwill...

The cafe has been fitted out to a high standard, with substantial investment having been made in the fixtures, fittings and equipment.

The existing fixtures and fittings, together with the goodwill of the business, are available by separate negotiation. Further details are available from the agent.

Tenure...

The ground floor premises are available To Let on terms to be agreed at an asking rent of £12,000 per annum, exclusive, Subject to Contract.

The letting relates to the ground floor commercial premises only. The first floor accommodation does not form part of the demise.

Outgoings...

The retail unit is assessed with a Rateable Value of £4,400 per annum. Prospective occupiers should make their own enquiries regarding eligibility for Small Business Rates Relief.

EPC...

The property has Energy Performance Certificate Rating D. Full details are available on request.

Viewing...

Strictly by appointment through the agent.

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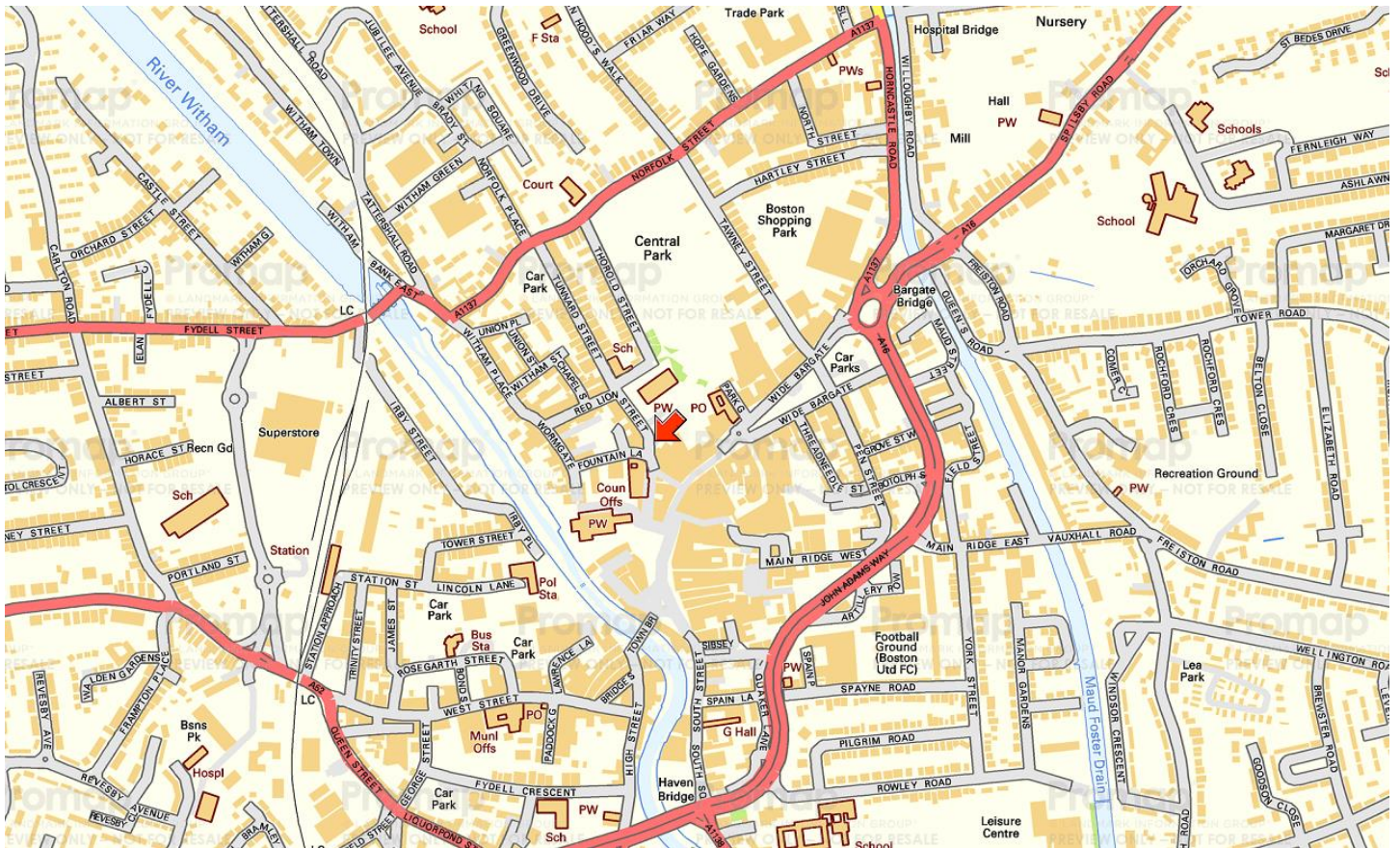
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