

# Available Immediately To Let on New Lease Town Centre Retail Premises on Popular Parade Ground and First Floor Accommodation

37 Wide Bargate | Boston | Lincolnshire | PE21 6SR



Estimated Gross Sales 100sqm, 1,160sqft : Sales Area ITZA 54sqm, 580sqft  
Suitable for a Variety of Uses Subject to any Necessary Planning Consents

Available To Let £10,000 per annum  
Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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### Location...

Boston is a bustling market town with a population of approximately 68,000 residents and a secondary retail catchment area of over 200,000 shoppers. London is approximately 120 miles to the south, Lincoln 35 miles to the north-west and King's Lynn approximately 25 miles to the east.

The town benefits from a range of amenities including a large hospital, a number of large national employers, good sporting facilities and a twice weekly market.

The property is located on the east side of Wide Bargate overlooking the market place, where there is a weekly auction.

Wide Bargate is one of the main pedestrian conduits into the town centre. Nearby properties include a selection of retailers, offices and general business users.

The property is in close proximity to a number of pay and display car parks.

### Accommodation...

The property extends to approximately...101sqm, 1,162sqft  
Sales Area Estimated Zone A.....53.9sqm, 580sqft  
Net Internal Window Frontage.....3.45m  
Net Internal Area Ground Floor.....58.4sqm, 630sqft  
Gross Internal Area First Floor.....42sqm, 555sqft

The unit provides ground floor open plan space with WC's at the rear.

The first floor is partitioned into two rooms.

### Lease Terms...

The property is offered to the market by way of a new Full Repairing and Insuring sub-lease with a term of 3 years. Rent will be paid monthly or quarterly in advance and the landlord reserves the right to charge VAT.

A deposit the equivalent of a quarter of a year's rent will be held by the landlord.

It is expected that the tenant will contribute towards the landlord's reasonable legal fees with regards to the cost of the new lease.

### Planning...

The unit currently has Planning Permission dated 15<sup>th</sup> February 2010 Reference B/09/0434 for a Change of Use Retail (Class A1) to a dental surgery (Class D1) plus insertion of a new shop front.

Alternative uses may well be suitable at the property but may require planning consent.

### EPC...

The property has an Energy Performance Asset Rating E112. Full details available upon request.

### Outgoings...

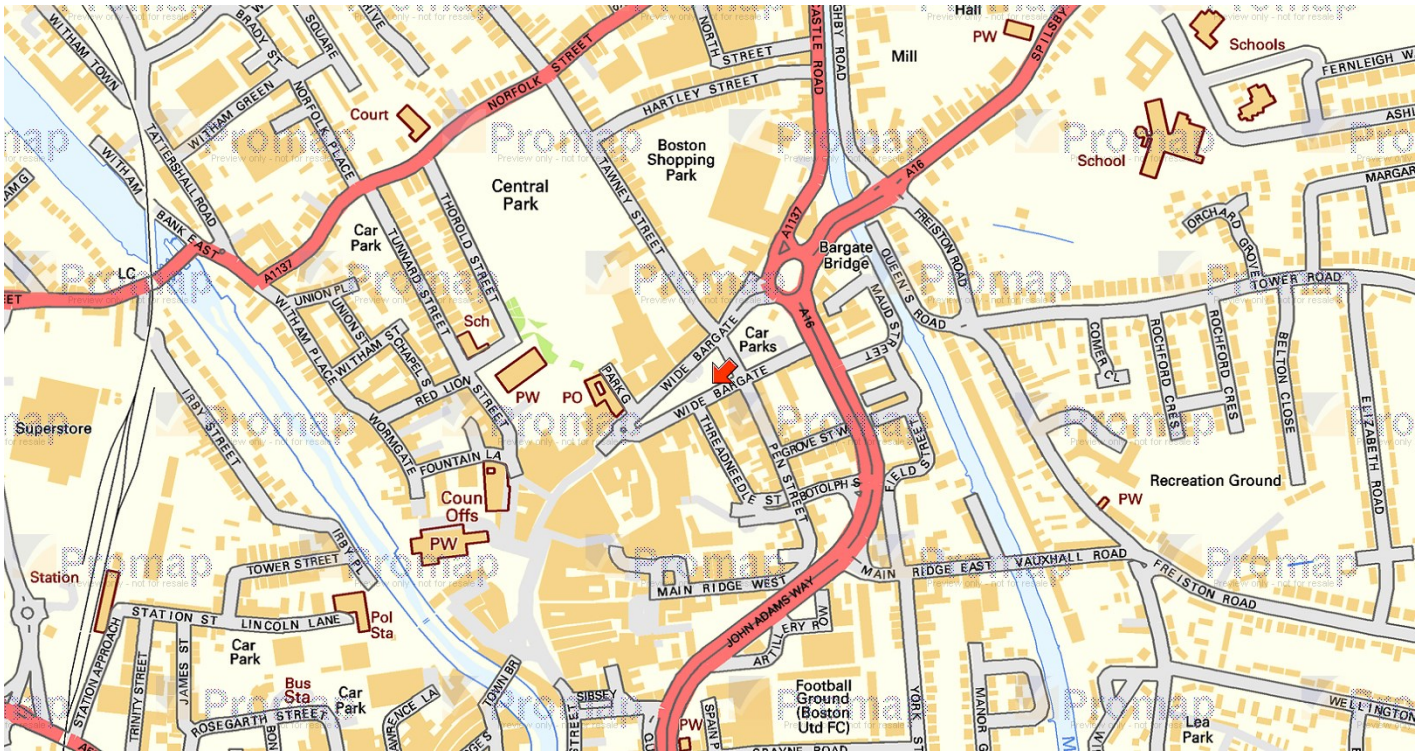
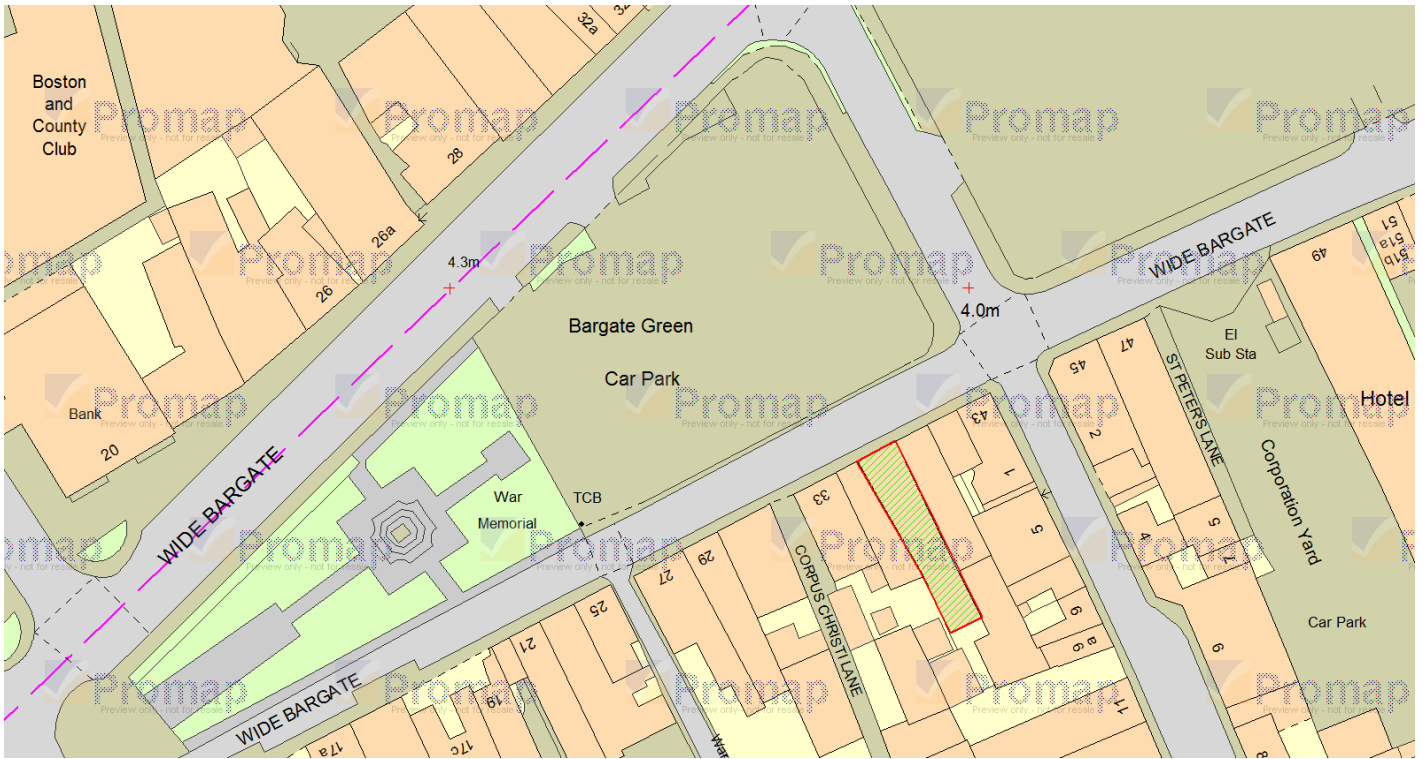
The property has a Rateable Value of £13,000.

### Viewings...

By appointment through the agent.

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