

Recently Refurbished Open Plan Ground Floor Extending to 1,900 sqft, 176sqm

7 High Street | Boston | Lincolnshire | PE21 8SH



Grade II Listed Building Suitable for Alternative Uses such as Café, Restaurant, Offices, Retail and Others Subject to Planning
Ground Floor Extending to 176sqm, 1,900sqft, Air Conditioning
Gross Internal Area Extending to 424sqm, 4,450sqft

Available To Let Leasehold with No Ingoing Premium
POA Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston is located approximately 115 miles to the north of London and has a population in excess of 68,000 residents with a secondary retail catchment of around 238,000 customers and has a strong regional history and associations with the Hanseatic League and offers a range of well regarded schools, large hospital, active port and twice weekly market dating back to the reign of Henry VIII.

The property is prominently situated in an established retail parade and main pedestrian route connecting West Street to the Market Place at the foot of the Town Bridge, having high vehicular flow.

Nearby properties include a hotel, public houses and retail premises including Boots, The Halifax, Norwich and Peterborough, Coral, Savers, The Nationwide and KFC.

Accommodation...

Net Internal Width High Street.....11.5m, 38ft
Net Internal Depth Emery Lane.....19m, 62ft

Ground Floor

Reception Office.....36ft x 14ft, 512sqft
Rear Open Plan Office.....37ft x 30ft ave, 1,150sqft
Corner Manager's Office.....11ft x 8.5ft, 100sqft
Rear Storage Area/Strong Room.....17ft x 8ft, 140sqft
The ground floor is finished with new re-decoration and carpet tiles. There are air conditioning units, lighting and cabling systems.

First Floor

2 Staircases and an external fire escape give access to the upper floors.

Front Office 1.....7.1m x 4.1m, 23ft4 x 13ft5
Front Office 2.....4.3m x 4.1m, 14ft1 x 13ft5
Box Room.....2.4m x 2.2m, 7ft10 x 7ft3
Post Room.....4.1m x 1.8m, 13ft5 x 5ft11
Rear Office 1.....5.5m x 4.1m, 18ft1 x 13ft5
Kitchenette.....1.8m x 1.3m, 5ft11 x 4ft3
Rear Office 2.....3.5m x 1.7m, 11ft6 x 5ft7
Rear Office 3.....3.5m x 4.1m, 11ft6 x 13ft5
Gents and ladies WC

Second Floor

Modern Kitchen.....3.3m x 2.2m, 10ft10 x 7ft3
Office 1.....4.3m x 4.5m, 14ft1 x 14ft9
Office 2.....3.1m x 2.5m, 10ft2 x 8ft2
Office 3.....4.2m x 4.1m, 13ft9 x 13ft5

Upper Floor

Attic Storage (Not Measured)

Tenure...

The property is available by way of a new Full Repairing and Insuring lease with a minimum term of 3 years. The lease will be excluded from the Landlord and Tenant Act 1954 Part II.

Rent will be paid quarterly in advance. A deposit will be held by the landlord the equivalent of a third of a year's rent upfront.

The tenant will be responsible for the landlord's reasonable legal fees with regards to the preparation of the lease up to a maximum of £750 plus VAT.

VAT...

The vendor reserves the right to charge VAT at the prevailing rate where applicable.

Outgoings...

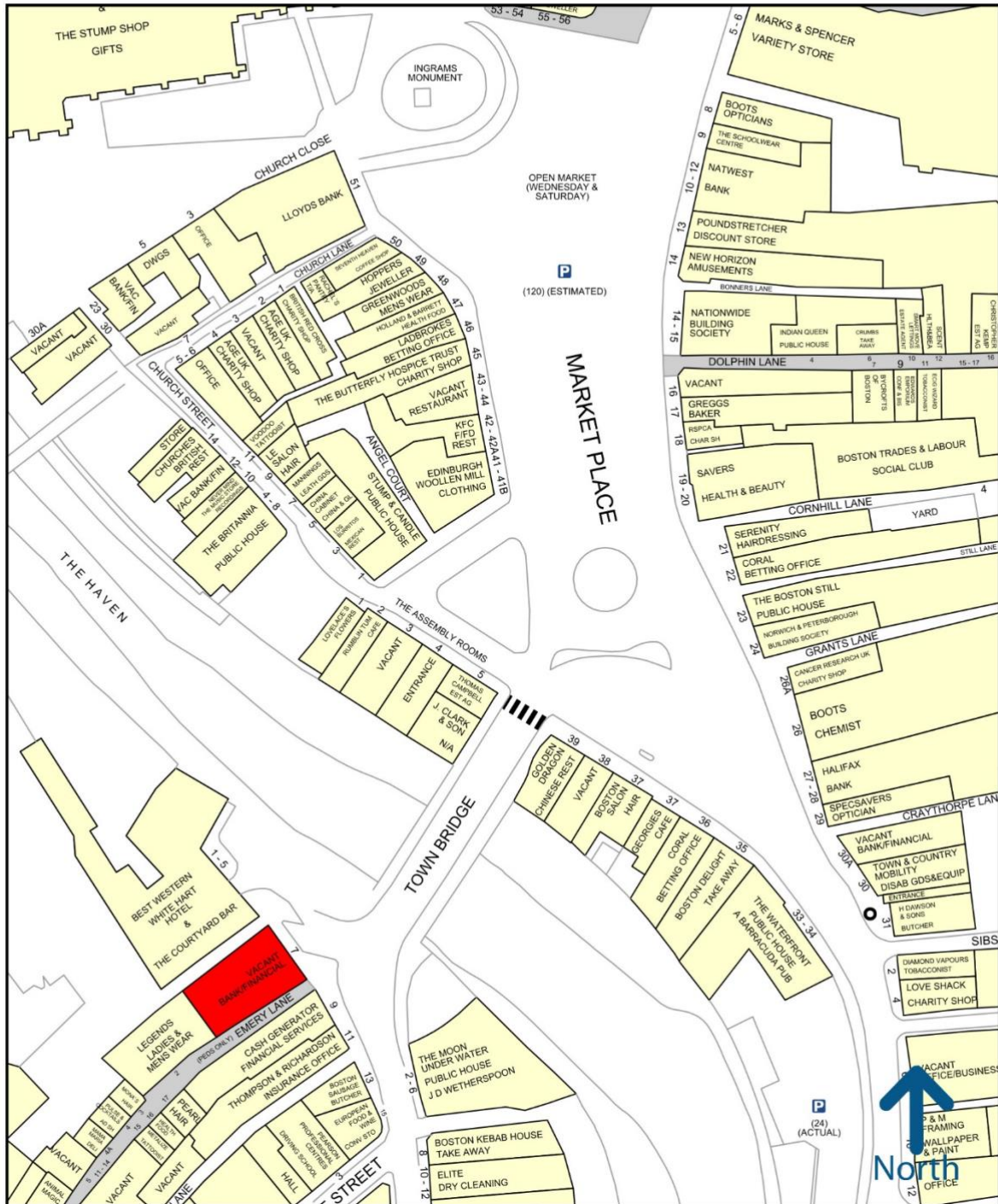
Tenant will be responsible for all outgoing at the property including an annual insurance rent. The property has 2 hereditaments listed with the Valuations Office with the Rateable Value totalling £33,700.

Viewing...

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

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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.