

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



## 36 Red Lion Street, Boston, PE21 6PZ £160 Per Week

A GOOD SIZED, well positioned Retail Unit situated in the busy Wormgate and Red Lion Street part of the Town Centre in an area of high residential density.

This spacious Shop, approx 946 sq.ft (87.9sq.m) has four frontage windows to Red Lion Street with further return frontage to popular Wormgate, set across 3 potential Sales Rooms. The property also has a kitchen and toilet facilities.

## ACCOMMODATION

MAIN SALES ROOM 29'0" > 27'4" x 14'3" > 11'6"  
(8.84 > 8.33 x 4.34 > 3.51)

Having main entrance door to corner with electric shutter. 3 windows and tiled floor.

SALES ROOM 2 14'4" x 12'11" (4.37 x 3.94)

With window facing Red Lion Street and tiled floor.

SALES ROOM 3 / OFFICE 14'2" > 14'0" x 10'7" > 10'3"  
(4.32 > 4.27 x 3.23 > 3.12)

Having window facing Red Lion Street and tiled floor

KITCHEN 14'2" > 13'2" x 7'11" (4.32 > 4.01 x 2.41)

Having stainless steel sink and ceiling light.

## CLOAKROOM

With w/c, obscure glazed window, ceiling light and tiled floor.

## BUSINESS RATES

The VOA Business Rates assessment from April 2017 has a Rateable Value of £9,100.

## TENURE

New negotiable length lease upon Effective IRI type terms at the commencing rental of £8320 per annum exclusive. Tenant also to be responsible for non-structural repairs, decorating, glass and shop frontage. The tenant will be responsible for all outgoing at the property.

## REFERENCES

Prospective tenants are required to pay £49.95 (£42.00 +£7.95VAT) for the credit check

## LEGAL COSTS

The ingoing tenant will be responsible for the Landlord's reasonable legal costs in the preparation of the lease document.

## DEPOSIT

A deposit equivalent to 2 months rent will be due on completion from a tenant.

## PLANNING

Interested parties must consult Boston Borough Council Planning Department to ensure the property is suitable for their required needs. Telephone 01205 314344.

## VIEWING

Strictly by appointment with the Letting Agents, Bruce Mather Ltd. Tel: 01205 365032 Option 3. james@brucemather.co.uk

## EPC

The property has an EPC rating of C74.

## AGENT'S NOTE

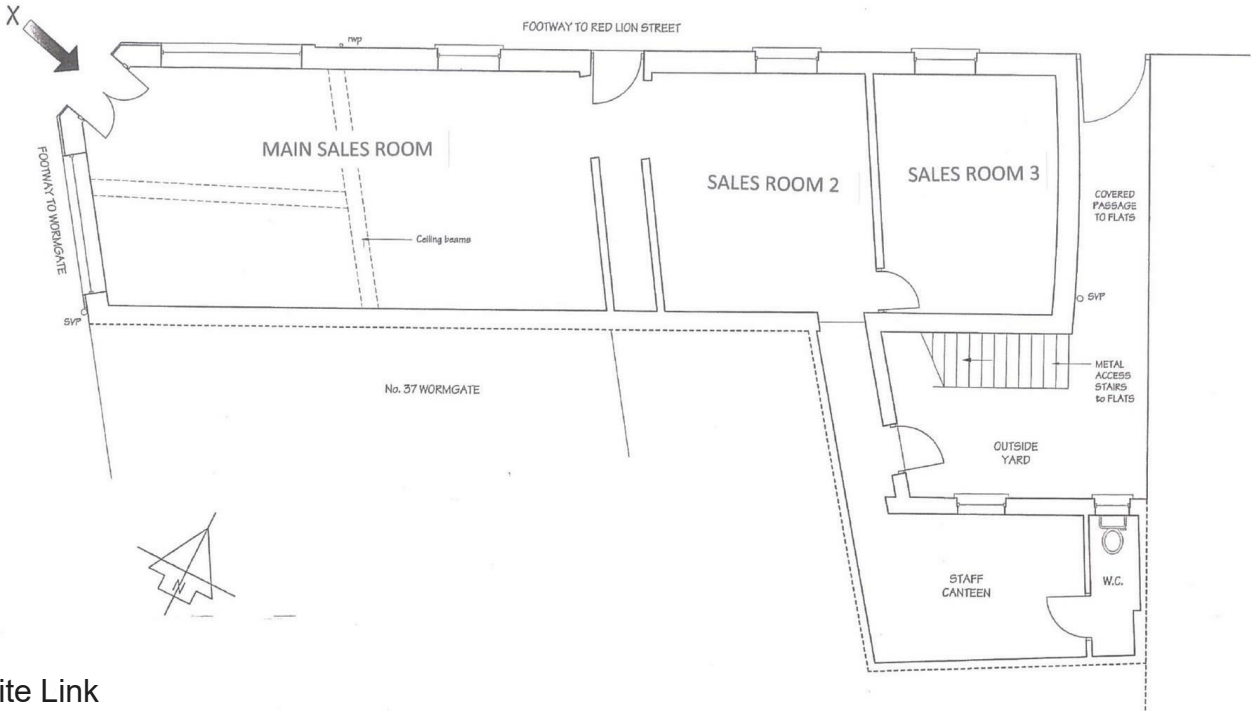
All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent.

All properties are offered subject to contract or formal lease offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

Bruce Mather Limited for themselves and for Lessors of this property whose Agent they are give notice that:-

1) the particulars, whilst believed to be accurate, are set out as a general outline for intended buyers or lessees and do not constitute nor constitute part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) no person in the employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatever in relation to this property.

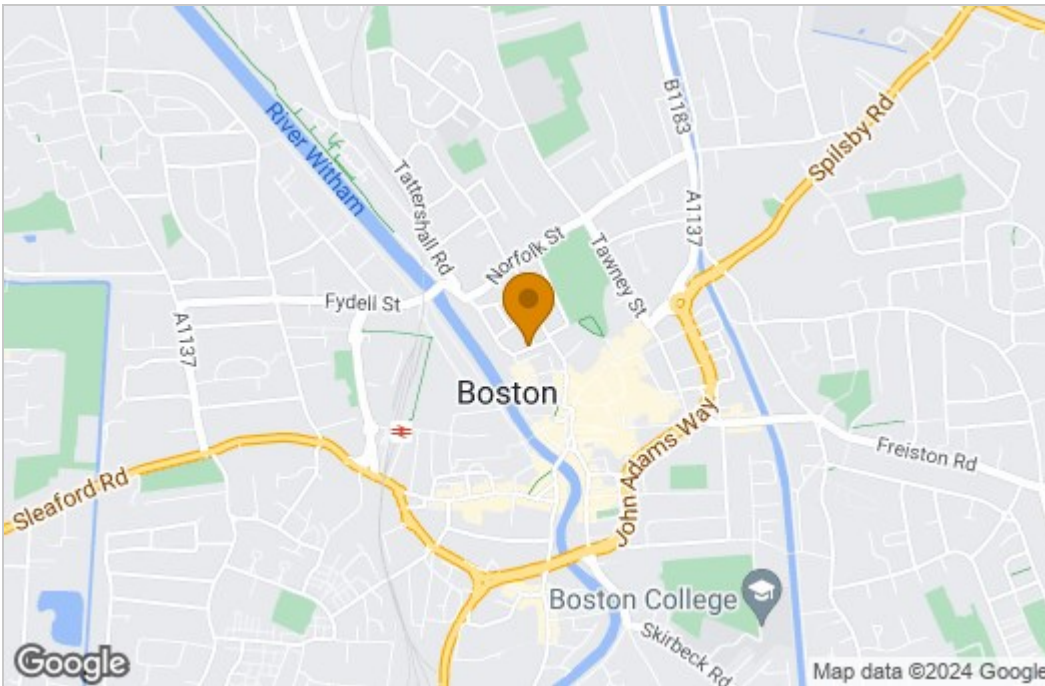
# Floor Plan



## Website Link



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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