

BRUCE MATHER

INDEPENDENT ESTATE AGENT



22 Strait Bargate, Boston, PE21 6LJ

£195,000 Per Annum

We are pleased to offer to let these RETAIL PREMISES situated in a PRIME LOCATION with further PEDESTRIAN ACCESS TO THE REAR. Call today to view.

LOCATION

Boston is a bustling market town with a range of local amenities located on the South Lincolnshire Fens, approximately 35 miles to the north-west of Peterborough and 110 miles to the north of London. The property is located in the centre of the prime retail zone with nearby retailers including WHSmith, New Look, Santander Bank amongst others.

ACCOMMODATION

GROUND FLOOR

Having net internal window frontage of 47ft 6 ins, 14.5m; built shop depth (average) 164ft, 50m; Gross Sales Area 14,200 ft² and 1,320m². To the rear of the shop is a pedestrian access with steps leading down to Red Lion Street and two staff car parking spaces. There is a goods lift located within the building.

FIRST FLOOR

Estimated 9,400 ft², 874m² approximately.

BUSINESS RATES

We understand from the VOA website the current Rateable Value Assessment is £205,000. Interested parties are advised to contact Boston Borough Council to verify the amount of Business Rates payable (Tel: 01205 314413).

PLANNING

Interested parties must consult with Boston Borough Council Planning Department to ensure the property is suitable for their required usage.

AGENTS NOTE

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 All properties are offered subject to contract or formal lease offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.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

VIEWINGS

Strictly by appointment with the Selling Agents, Bruce Mather Ltd. Tel: 01205 365032.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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