

BRUCE MATHER

INDEPENDENT ESTATE AGENT



3 Fish Hill, Boston, PE21 6NN
£12,000 Per Annum

An opportunity to RENT a CAFE / RESTAURANT in Boston Town Centre by the busy Market Place, Assembly Rooms and Church Lane. The well positioned property may also be suitable for other Business Uses, subject to planning permission.

INTRODUCTION

An exciting opportunity to rent a well known Cafe unit based by the busy Boston Market Place.

ACCOMMODATION

The leased premises contains:-

SALES ROOM / RESTAURANT 25'9"x16'9">13'1"
(7.85x5.11>3.99)

Having main display window and glazed door to front, service counter with storage space, ceiling lighting and radiators. Previously 28 covers.

KITCHEN 15'9"x 10'10" (4.80x 3.30)

Gas wall mounted boiler, windows facing the rear, florescent strip ceiling light, industrial wash and hand basins, with tiled floor.

Corridor leading to:-

CLOAKROOM

White suite comprising close coupled W/C, wall mounted basin with tiled splash back and radiator.

BUSINESS RATES

From information taken from the VOA website we understand that the Rateable Value assessment from the 1st April 2023 is £8,200. Interested parties should make their own enquiries with Boston Borough Council to confirm if they are eligible for business rate relief (tel: 01205 314413).

TENURE

Leasehold. A new Lease available upon IRI type terms. Tenant also to be responsible for glass and shop frontage. Tenant to pay utilities and Business Rates

REFERENCES

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

DEPOSIT

A deposit equivalent to 3 months rent will be due upon completion from a tenant.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal costs.

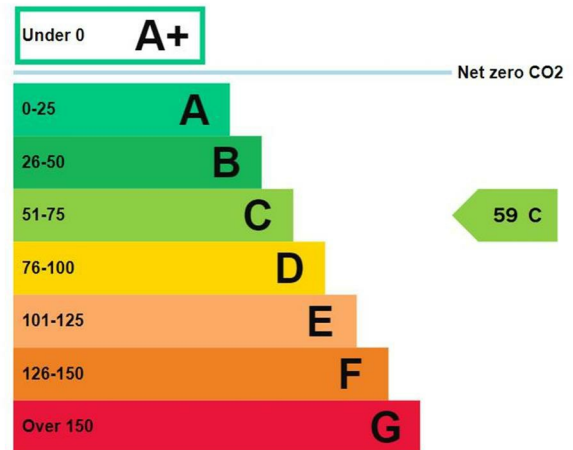
VAT

The rent is subject to VAT at the prevailing rate.

EPC

Energy rating and score

This property's current energy rating is C.



AGENT'S NOTE

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

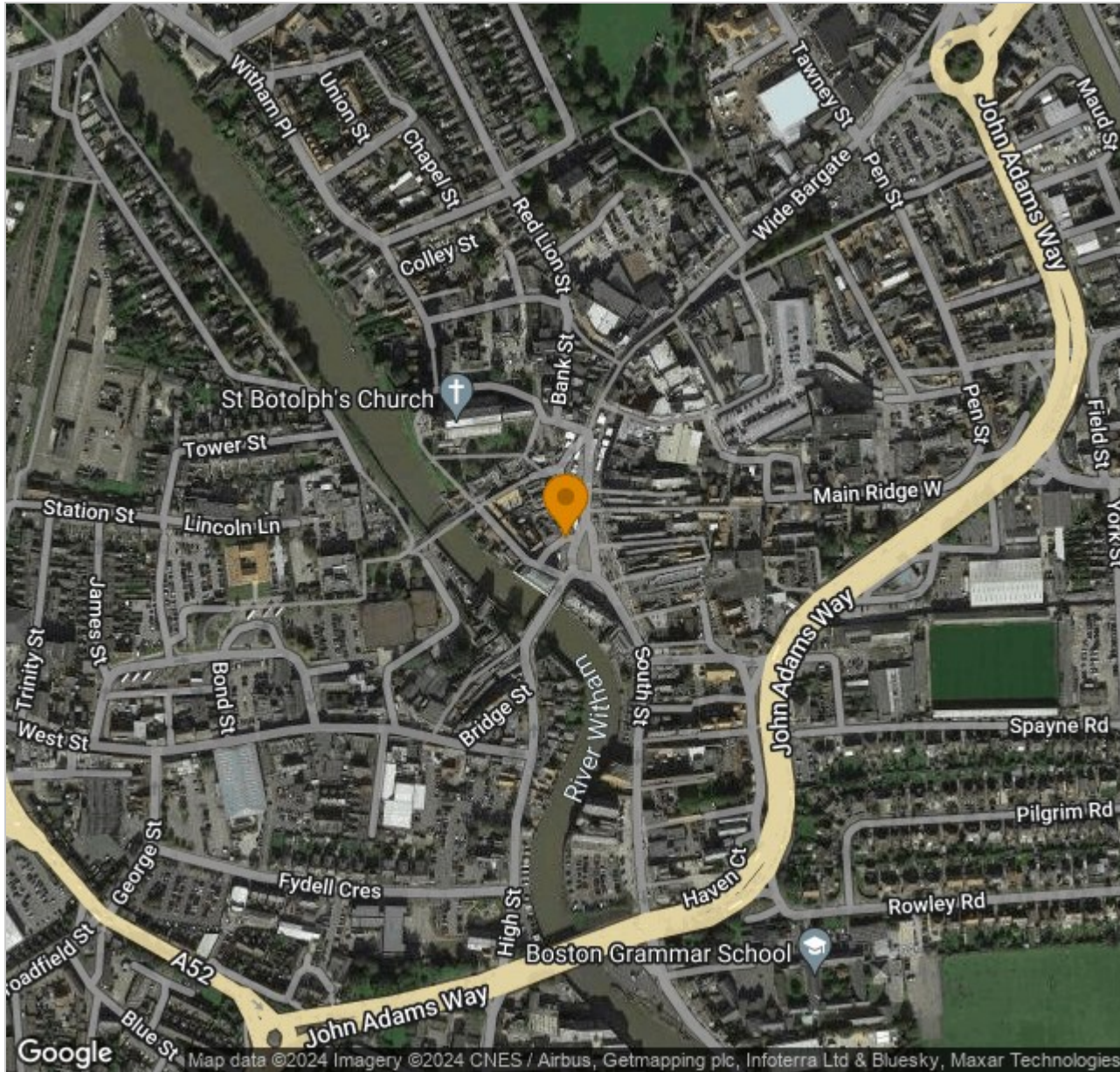
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Website Link



Area Map



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