# 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.

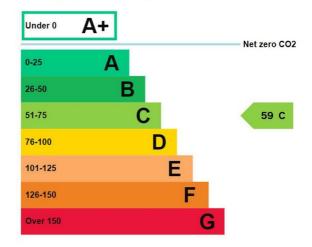
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The rent is subject to VAT at the prevailing rate.

#### **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

All business and 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.

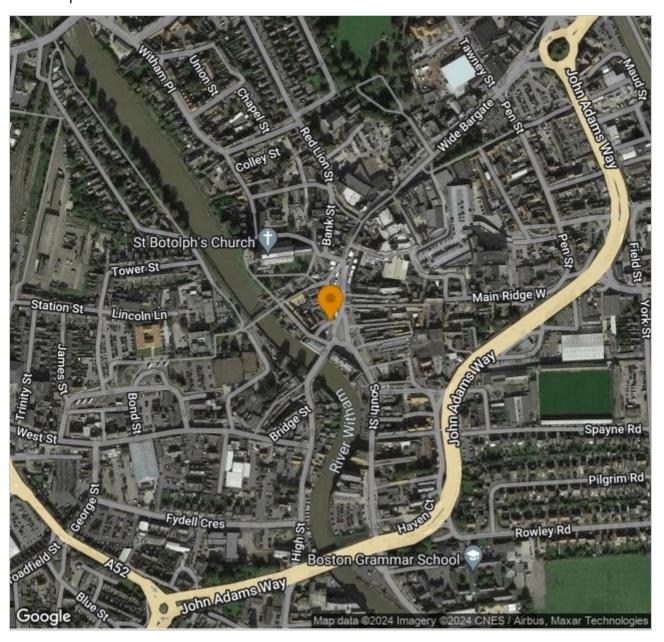
Bruce Mather Limited for themselves and for Lessors of this premises whose Agent they are give notice that:- 1) The particulars, whilst believed to be accurate, are set out as a general outline for intended lessees and do not constitute part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details given are 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.

#### Website Link





#### Area Map



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