

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



**52 Main Ridge East, Boston, PE21 6ST**  
**£8,000 Per Annum**

A 300sq.ft (27-87sq.m) BUSINESS PREMISES having entrance and display frontage to the bustling Main Ridge East, an area of high residential density with a large commercial presence. This attractive property is conveniently situated within walking distance of Boston Town Centre.

## INTRODUCTION

A well-located former restaurant area having a depth of 36' (10.97m) with double glazed front entrance door and display window. The property is situated at the heart of Main Ridge East, a busy thoroughfare between the Town Centre, John Adams Way and A52 and A16 dual carriageway and the residential areas of York Street and Freiston Road. The property will suit a range of business purposes, subject to planning consent. The property comprises a prime room to the front, ancillary accommodation, toilets to the rear.

The unit also provides small businesses with the advantage of not being eligible for VAT on top of the rent.

## DESCRIPTION

Presently configured to form an OPEN PLAN style of accommodation, the main sales room could be partitioned to form two rooms comprising a front area of 12'11 ( 3.94m ) x 21'8 ( 6.60m ) with a middle room of 14'3 ( 4.34m ) x 9'1 ( 2.77m ) and two toilets to the rear.

## 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

## DEPOSIT

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

## LEGAL COSTS

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

## EPC

The property has a 'D' rating.

## REFERENCES

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

## BUSINESS RATES

The property will require assessment from the Valuation Office Agency. It is anticipated the Rateable Value will be under the 2023 payment threshold, unless the tenant qualifies for payment.

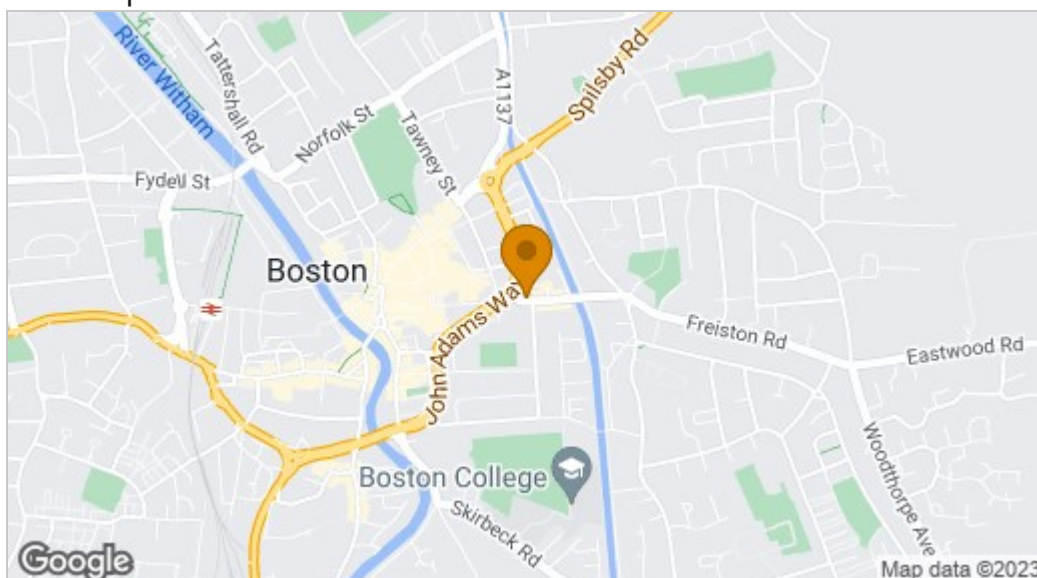
## AGENT'S NOTE

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and properties are offered subject to contract or formal lease offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.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

## Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Pump Square, Boston, PE21 6QW

Tel: 01205 365032 Email: sales@brucemather.co.uk brucemather.co.uk