

BRUCE MATHER

INDEPENDENT ESTATE AGENT



3a Church Lane, Boston, PE21 6ND

£10,950 Per Annum

A single storey retail unit, being of brick and slate construction, and enjoying extensive frontage to Church Lane, opposite its junction with Church Street, and being located just off the Market Place, close to the busy foot bridge.

The unit provides approximately 616 sq.ft. (57 sq.m.) of potential retail space, plus 106 sq.ft (9.84 sq.m) Kitchen/Staffroom and Separate w.c.

ACCOMMODATION

RETAIL AREA 42'0" x 17'0" max (12.80 x 5.18 max)
Having recessed entrance door from Church Lane,
2 large windows; separate door to further side
entrance.

KITCHEN/STAFF ROOM 9'3" x 8'3" min (2.82 x 2.51
min)
Containing both sink unit and small wash basin.

SEPARATE W.C.

TENURE

The property freehold can be purchased, Asking
Price £135,000 or the property can be leased.
New negotiable length lease available, upon FRI
type terms, at the commencing rental of £10,950
per annum exclusive.

BUSINESS RATES

The Business Rates are listed as 3a Church Lane
and are presently under review.

Prospective tenants should make their own
enquiries as to the amount of business rates
payable with Boston Borough Council (Tel: 01205
314200).

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with the agents, Bruce
Mather Ltd. (Tel: 01205 365032).

DEPOSIT

A deposit bond equivalent to 2 month's rent is
required.

REFERENCES

The credit check fee is £49.95 for an application per
person who will be named on the lease.

AGENT'S 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
withdrawn; these particulars are issued on the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:-

The particulars, whilst believed to be accurate, are
set out as a general outline for intended 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.

EPC

Awaiting.



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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