

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



**34 High Street, Boston, PE21 8SP**  
**£550 Per Month**

HIGH PROFILE shop premises available TO LET having a gross internal area of approx 260 sq.ft (24.2sqm) comprising Retail area, Store and Cloakroom.

This well positioned premises is conveniently situated having a wide variety of neighbouring retail outlets and is walking distance to the Market Place and Council parking facilities.

## TENURE

Leasehold.

New flexible lease available from 1st April 2024 upon IRI type terms at a commencing rental of £6,600 per annum exclusive.

Tenant also responsible for non structural repairs, decorating, glass and shop frontage.

Landlord pays building insurance (excluding glass).

## BUSINESS RATES

We understand from the Local Authority website that the current Rateable Value Assessment is £4,000 reducing to £3,150 on the 1st April 2023.

Interested parties are advised to contact Boston Borough Council (Tel: 01205 314200) to verify the total amount of business rates payable.

## LEGAL COSTS

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

## VIEWINGS

Strictly by appointment with the selling agents, Bruce Mather Limited. Tel: 01205 365032. OPTION 3.

## DEPOSIT

A deposit equivalent to 2 months rent will be due upon completion from a tenant.

## REFERENCES

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

## PLANNING

Interested parties should make their own enquiries with Boston Borough Council (Tel: 01205 314200) to ensure the property is compliant with their usage requirements.

## EPC RATING

The property is currently rated as a D (95)

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All properties are offered subject to contract or formal lease offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.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

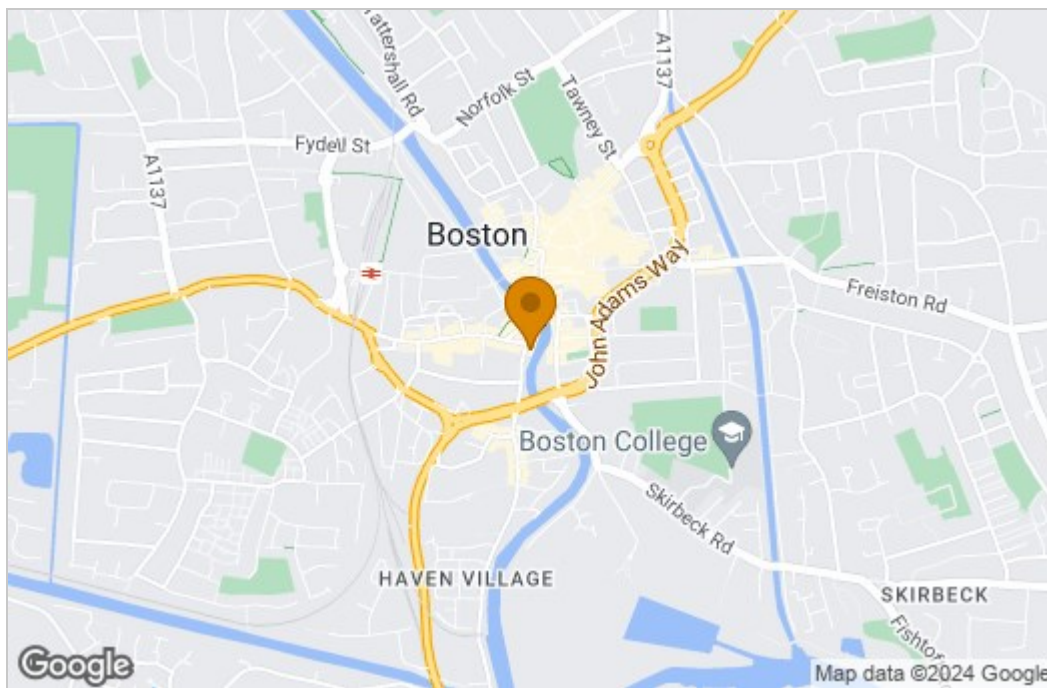
## DIRECTIONS

From our Pump Square Office (PE21 6QW) walk over to the Market Place crossing Town Bridge onto the High Street and the property is situated on the left hand side.

## VIEWINGS

By appointment with the Letting Agent 01205 365032.

## Area Map



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