



**38A-40A Wide Bargate, Boston
PE21 6RX**

#10850/2024F

38A-40A WIDE BARGATE

BOSTON, PE21 6RX



Agreement

To Let



Detail

Large retail unit in prominent town centre location close to large surfaced car parks.
Available to let on a new lease for a term of years to be agreed with the lease drawn on Full Repairing and Insuring terms.



Rent

£65,000 pax



Size

817.40 sq m (8,798 sq ft)



Location

Boston, PE21 6RX



Property ID

#10850/2024F

For Viewing & All Other Enquiries Please Contact:



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Director

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Property

The property comprises a large retail unit laid out over two floors, occupying a prominent location within Boston Town Centre, at the northern end of Wide Bargate, close to large surfaced car parks opposite and John Adams Way, which forms the town internal ring road.

The property abuts the public highway to its front elevation, with a return frontage to Tawney Street, along its western elevation, with vehicular access also off Tawney Street, into a service yard at the rear of the building, which in turn leads to the servicing area found in the rear of the unit.

The property has glazed frontages to the Wide Bargate and Tawney Street elevations and it has until this month been occupied for many years by Iceland and is therefore fitted out for food sales.

Accommodation

From the information available to us we calculate in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground/First Floor GIA	817.40	8,798

Energy Performance Certificate

Rating: B49

Services

All mains services are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

The property has long-established use as a retail unit falling within Class E (Commercial, Business & Services Use) of the Town & Country Planning (Use Classes) Order 1987 (as amended 2020).

This means that the property is suitable for a variety of uses, which formerly fell within uses A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

The property is not Listed nor is it situated within a Conservation Area.

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: Boston Borough Council
Description: Shop and Premises
Rateable value: £65,000
UBR: 0.546
Period: 2024-2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new lease for a minimum of 5 years or multiples thereof, subject to appropriate rent reviews, with the lease to be drawn on Full Repairing and Insuring terms.

Rent

£65,000 per annum exclusive of VAT, rates and utilities.

VAT

We understand that the property is elected for VAT and therefore VAT will be payable in addition to the rent at the prevailing rate.

Legal Costs

The ingoing tenants are to be responsible for the landlord's reasonable legal costs incurred in documenting the transaction.

Viewings

Viewings are strictly by appointment only through the agent.

Location

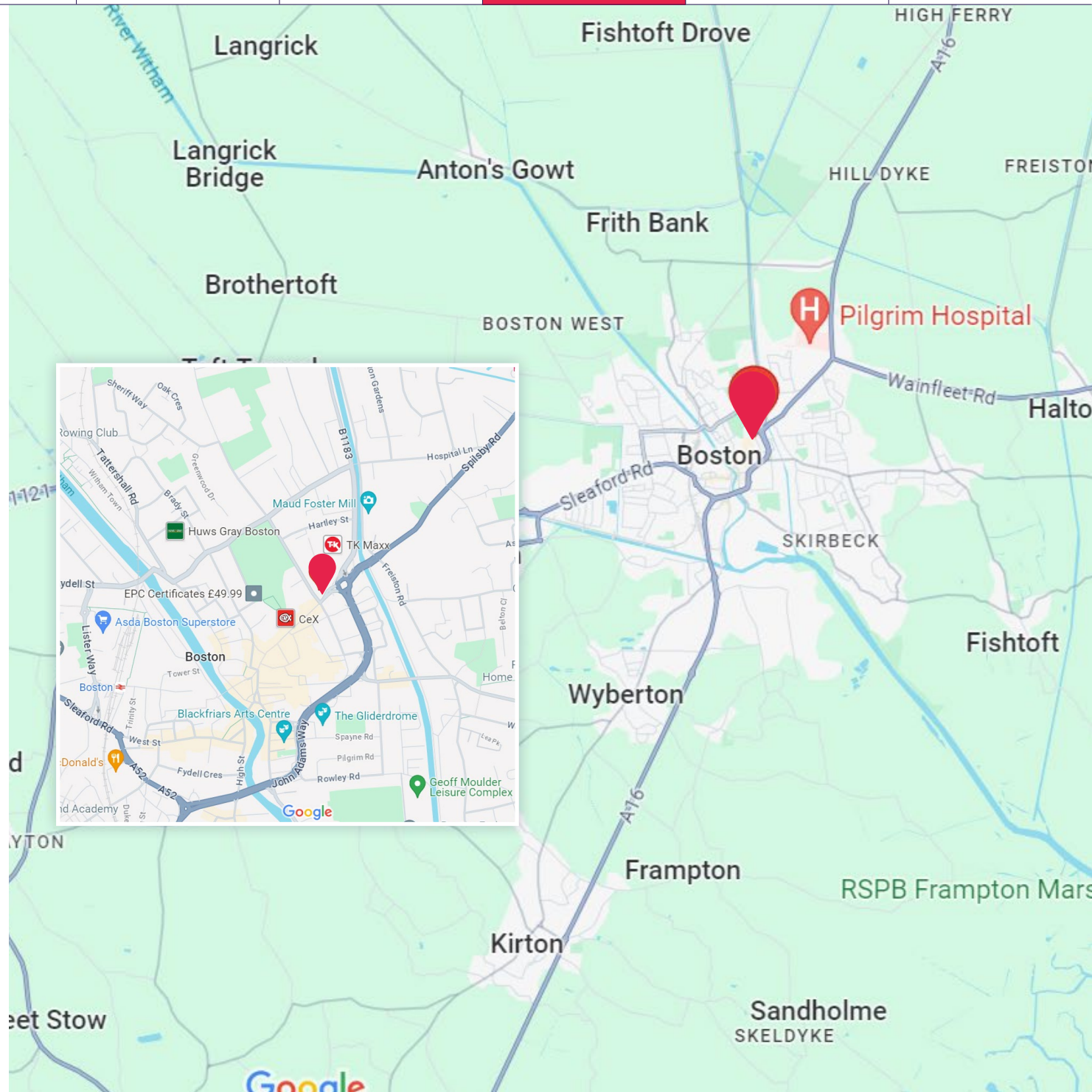
The property occupies a prominent location within Boston Town Centre at the northern end of Wide Bargate, close to its junction with John Adams Way, which forms the internal ring road within the town.

There are large surfaced car parks directly opposite the property moving south and westwards towards Strait Bargate and Market Place, which form the main shopping areas within the town centre.

Boston is a large market town located in South Lincolnshire, with a population of circa 60,000, in addition to which it serves a substantial rural catchment area. It is one of the largest inland ports in the UK and is the centre within South Lincolnshire of the largest food production area in the country.

Retailers located nearby include Heron, Cones, Lidl and the Boston Shopping Park Retail Park where TK Maxx, Home Bargains and Card Factory are represented.

The town lies around 35 miles south east of Lincoln, 25 miles north east of Peterborough and offers good road links to the rest of the country via the A16 and A17, which either run through the town centre or are accessible close by.









Boston



50 metres



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