



12 Dolphin Lane,
Boston, PE21 6EU
#9875/2024A

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Boston, PE21 6EU



Agreement

To Let



Detail

Retail Unit



Rent

£10,000 pax



Size

77.18 sq m (831 sq ft)



Location

Boston, PE21 6EU



Property ID

#9875/2024A

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON
BA (Hons)
Surveyor

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07929 105 395
01522 544515

Property

The property is arranged over three floors, with a sales area, office/store room and WC on the ground floor.

The first and second floors contain a further WC, kitchen and other rooms that could be used as office space, store rooms or consultation rooms.

EPC: In course of preparation.

Accommodation

Having measured the property 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 Floor Sales	27.27	294
Store/Office	6.58	71
First Floor	24.34	262
Second Floor	18.99	204
Total NIA	77.18	831

Services

We understand that mains services of water, electricity and drainage 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

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Following changes to the Use Classes Order that came into effect on 1st September 2020, Class E now encompasses a number of uses including A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Café), B1 (Business) and D2 (Assembly & Leisure).

Rates

Charging Authority: Boston Borough Council
 Description: Shop and Premises
 Rateable value: £5,900
 UBR: 0.512
 Period: 2023-2024

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 on a new lease, for a term of years to be agreed.

Rent

£10,000 per annum exclusive

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

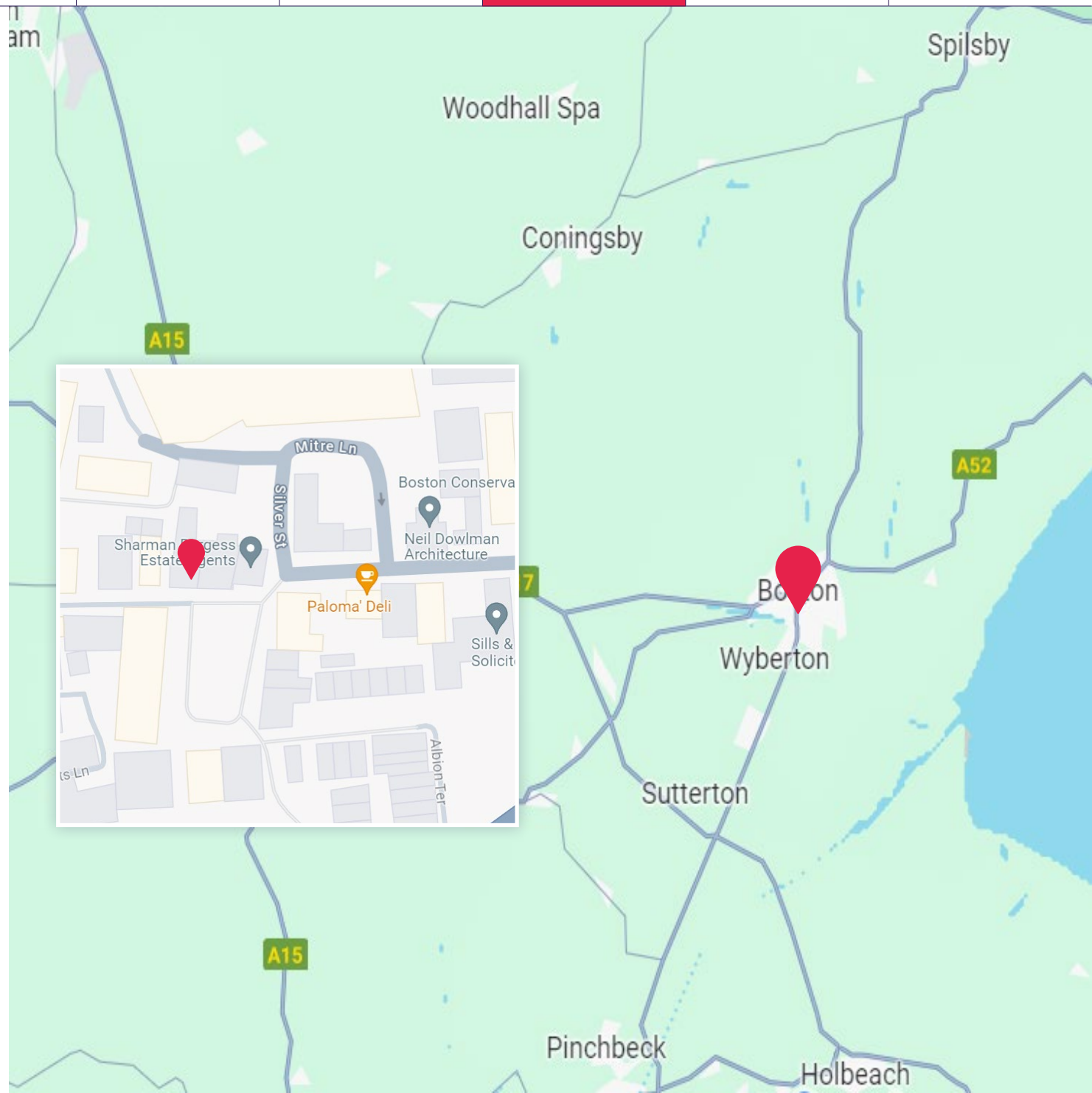
Location

Dolphin Lane is an attractive, bustling parade located just off the main Market Place in the centre of Boston. The parade is home to a number of independent shops, such as Delfino's Café, whilst the Market Place is home to a wide variety of national retailers including Holland & Barratt, Boots, H Samuel, HSBC, Lloyds Bank and Nationwide.

£2m has been spent by Boston Borough Council on a scheme of improvements to Market Place which have considerably upgraded the environment in the surrounding area for shoppers, as well as providing an improved transport hub for visitors using public transport into and out of the town.

Boston is an East Lincolnshire market town providing the main retail and commercial facilities for both the town residents and surrounding extensive agricultural based catchment.

It has a residential population of circa 60,000 and a catchment population of approximately 68,000. The town is located approximately 35 miles south east of Lincoln and 33 miles north east of Peterborough.

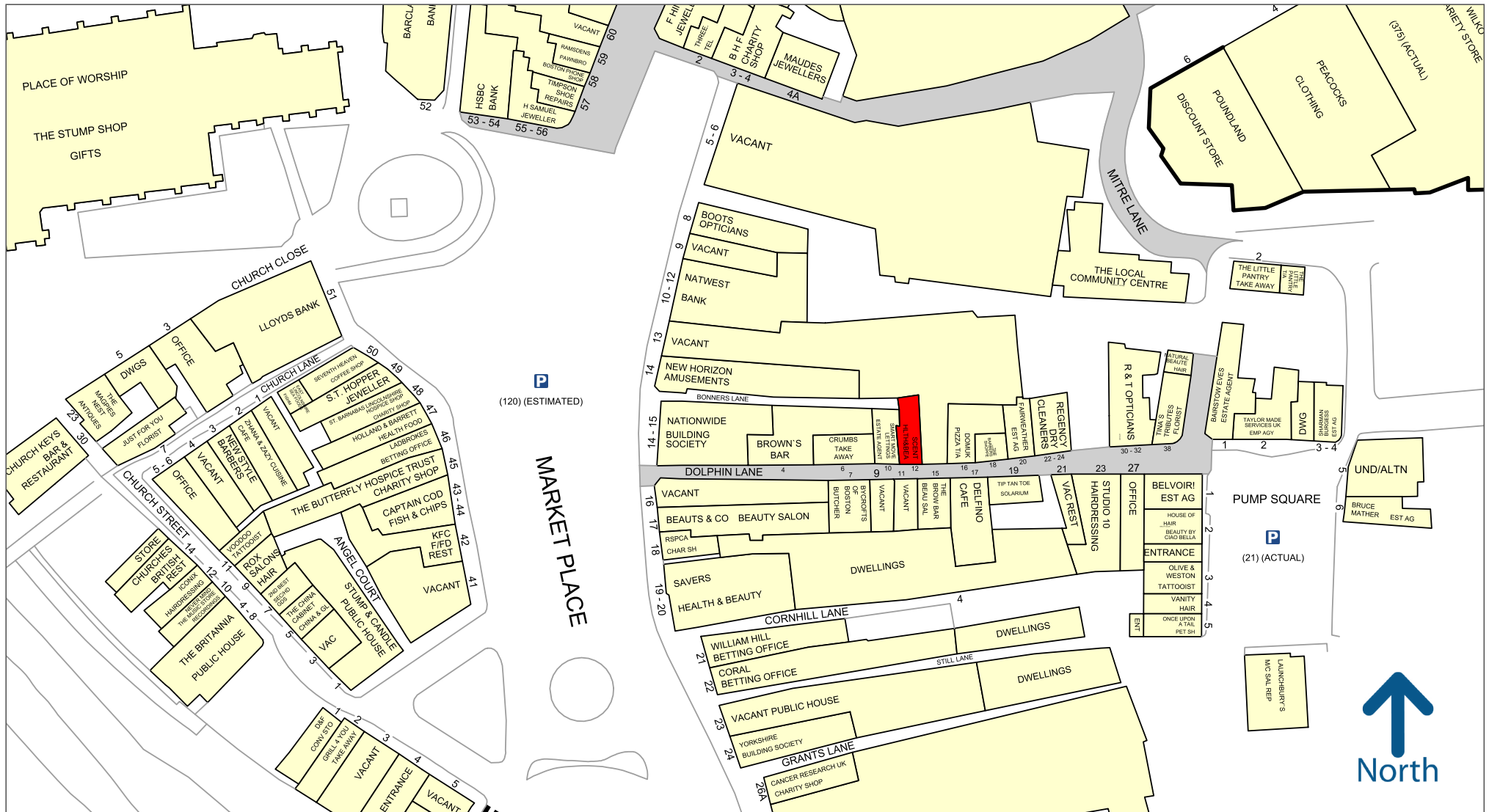








Boston



50 metres

Experian Goad Plan Created: 27/10/2020

Created By: Banks Long



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