

Heaney
Micklethwaite

Commercial Property Consultants

**INVESTMENT FOR SALE
GROUND FLOOR ONLY**



**182A HIGH STREET
BOSTON SPA
LS23 6BT**

PROPERTY
SPECIALS

182A High Street, Boston Spa

LOCATION:

The property is located on High Street in the popular spa town of Boston Spa. The premises are situated in the main retailing area of the town next to Costcutter and opposite the Post Office and Cooplands Bakers.

DESCRIPTION

The property comprises the ground floor of a stone built property. The premises are used as a retail shop and has the benefit of dedicated rear car parking and bin storage. The premises have traded as a gift shop since 2004.

ACCOMMODATION:

The accommodation with the following approximate areas comprises:-

Ground Floor Sales	831sq ft	76.84 sqm
Store	57 sq ft	6.24 sqm
Kitchen	38 sq ft	3.52 sqm
Toilet		

Outside – car parking and bin store

TENURE:

The property is held on a 999 year lease from 29 November 2004 at a fixed rent of £10 per annum.

OCCUPATIONAL LEASE:

The premises will be let on a new 10 year lease to Gifted (Boston Spa) Limited at a rent of £19,000 per annum with an upward only rent review on the 5th anniversary of the term. The lease will be an effectively full repairing and insuring terms by way of a service charge. There will be a tenant only break on the 5th anniversary of the term.

PURCHASE PRICE

Offers in the region of £230,000 are invited for the long leasehold interest subject to the occupational lease.

VAT:

The property is registered for VAT.

182A High Street, Boston Spa

ANTI-MONEY LAUNDERING:

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

VIEWING:

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**

Energy performance certificate (EPC)

182a High Street Boston Spa WETHERBY LS23 6BT	Energy rating E	Valid until: 10 May 2033 Certificate number: 5652-6640-2975-9672-1290
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Property type Retail/Financial and Professional Services

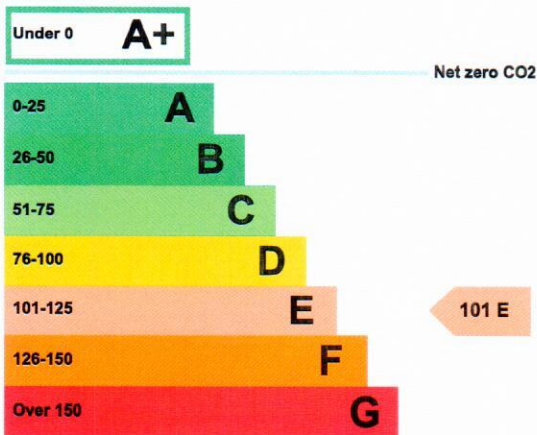
Total floor area 98 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built **12 A**

If typical of the existing stock **47 B**

Properties are given a rating from A+ (most efficient) to G (least efficient).