



60 Market Place  
Boston, Lincolnshire, PE21 6LS

£210,000

## Details

- Retail Investment Property
- 3 storey grade II listed building
- Town centre position within the market place
- Fully Let on 10 year lease
- Present rent £18,000 pax
- Ground Floor 51.8 sqm (558 sqft)
- First Floor 62.7 sqm (670.27 sqft)
- Possible grant available for the shop front
- EPC Rating - D



# Location



## Overview

A prime retail unit with frontage on to the main retail core (Strait Bargate) which was most recently occupied by Carphone Warehouse. It is located in the heart of Boston Market Place, adjacent to major retailers such as Poundland, Dorothy Perkins, Boots and Natwest amongst others.

The property has been used as a retail premises but is thought that it may be suitable for a variety of uses subject to the necessary planning consents being obtained from the local authority.



## Location

The Property is situated in the main retail core of Boston on a busy pedestrianised thoroughfare where the Market Place joins Strait Bargate.

Boston Market Place is a prime retail location in the heart of Boston town centre. The Market Place is a busy shopping location with a high volume of daily footfall, making it a desirable location for many retail occupiers.

Boston's thriving market town is on the east side of the county of Lincolnshire and has ample local amenities and facilities to include a wide range of both national and local retail outlets, primary and secondary schools, leisure amenities to include swimming pool, bowling alley, cinema, theatre and parks. Regular transport routes are available from the town with bus and rail services. Peterborough station is a 40 minute car journey away where London's Kings Cross can be reached in less than 45 minutes. The town is located some 37 miles south east of Lincoln, 35 miles north of Peterborough and 119 miles north of London.



### ACCOMMODATION

The Property comprises a manageable retail premises that extends to in the region of 51.8 m2 (558 ft2)

The property has first floor offices and stores with staff room and WC facilities measuring 62.27 sqm (670.27 sqft) Second floor store unused and has no access.

The building has a prominent glazed frontage directly on to The Market Place.

### PLANNING

The property has established planning for A1 retail.



## SERVICES

Mains electricity, water, and drainage are connected to the property. The electricity supply has been disconnected and the tenants are required to re connect the supply.

No services or service installations have been tested and prospect tenants are advised to satisfy themselves in this regard.

## TENURE

The property is sold freehold subject to the existing lease. The present tenant is paying a rent of £18000 pax. The property is leased on a term of 10 years subject to a break. The property is used for the sale of fruit and vegetable's.

## RATEABLE VALUE

We are advised from enquiries to the valuation office website that the 2023 rateable value is £22,500.

## CEPC

The property has a CEPC rating of D

## LEGAL COSTS

In the usual manner each party will be responsible for all legal costs incurred within this transaction.

## VAT

The price is exclusive of VAT if applicable



LOCAL AUTHORITY

Boston Borough Council

Municipal Buildings

West Street

Boston

Lincolnshire.

Tel: 01205 314 200

VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522 536777

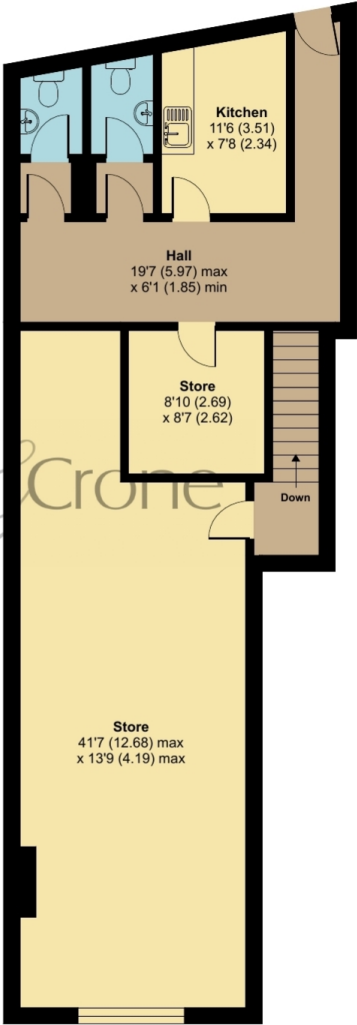
# Market Place, Boston, PE21

Approximate Area = 1858 sq ft / 172.6 sq m

For identification only - Not to scale



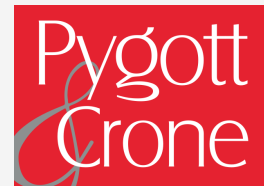
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Pygott & Crone. REF: 1062012



**60 Market Place, Boston**  
is marketed through our Commercial office

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