



Boston Store Ltd, Pasikonik, 5-9 New Street
Boston, Lincolnshire, PE21 6LP

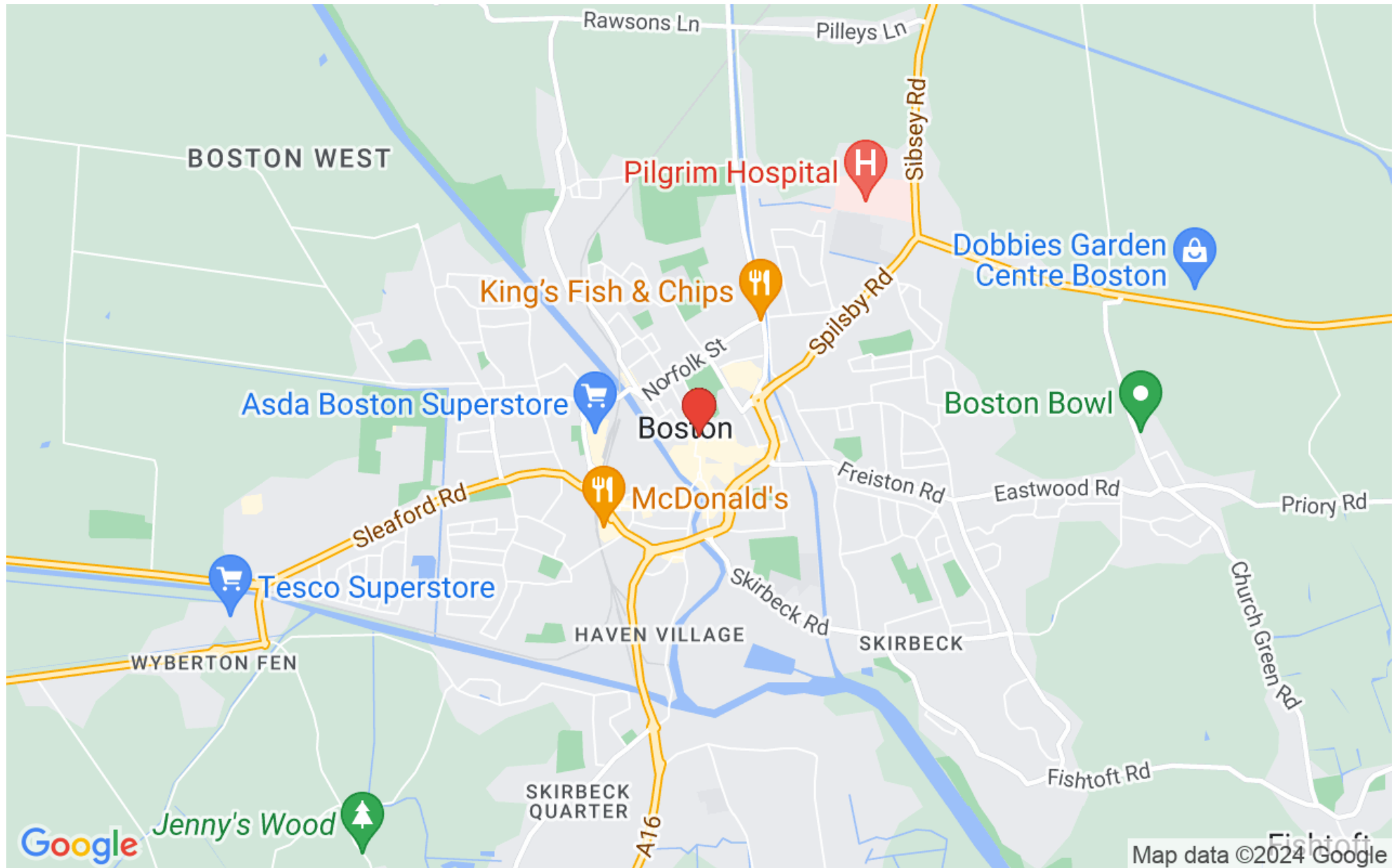
£27,500 pa

Details

- EPC Rating - C
- To Let
- Substantial retail store
- 3 storey building
- ground floor retail 227 sqm (2443.42 sqft)
- First Floor retail/storage 206.52 sqm (2222.98 sqft)
- Second Floor Storage 204.87 sqm (2205.22 sqft)
- Negotiable lease terms



Location



Overview

The property comprises a substantial 3 storey retail store with storage. The property is in a prominent secondary corner position within the town centre and adjoins ARGOS.



DESCRIPTION

The property comprises a substantial 3 storey retail store with storage. The property is in a prominent secondary corner position within the town centre and adjoins ARGOS.



Location

The Property is situated in the main retail core of Boston on a busy pedestrianised thoroughfare close to the market place.

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

Ground Floor Sales 227 sqm (2443.42 sqft)

First Floor Storage/potential retail 206.52 sqm (2222.98 sqft)

Second Floor storage 204.87 sqm (2205.22 sqft)

PLANNING

The property has an established retail use which is now covered under planning use class E

SERVICES

All mains services are connected to the property



TENURE

The property is offered on negotiable terms subject to a minimum of 3 years on full repairing and insuring terms with the tenant having to pay a 3 month rental deposit.

RATEABLE VALUE

The property has a rateable value £21,250

CEPC

The property has a CEPC of C which is valid until 2030

LEGAL COSTS

Each party is responsible for their own legal costs

VAT

The rent is exclusive of VAT if applicable

LOCAL AUTHORITY

Boston Borough Council

Municipal Buildings

West Street

Boston

Lincolnshire

PE21 8QR

Tel 01205 314200



VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

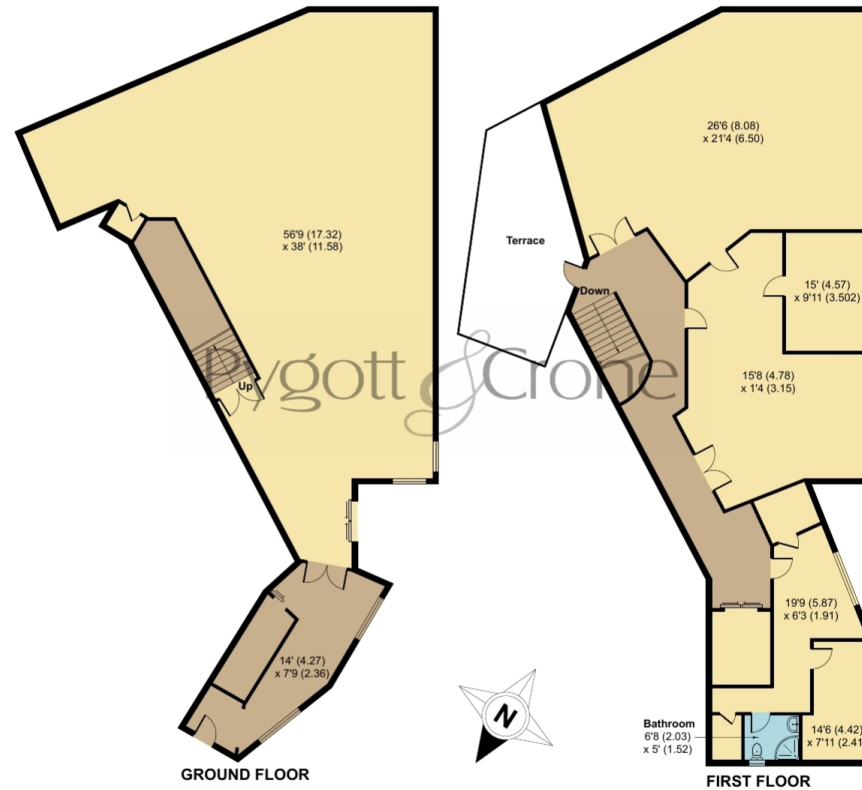
Tel 01522 536777



New Street, Boston, PE21

Approximate Area = 4742 sq ft / 440.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Pygott & Crone. REF: 1150032



Boston Store Ltd, Pasikonik, 5-9 New Street, Boston
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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