



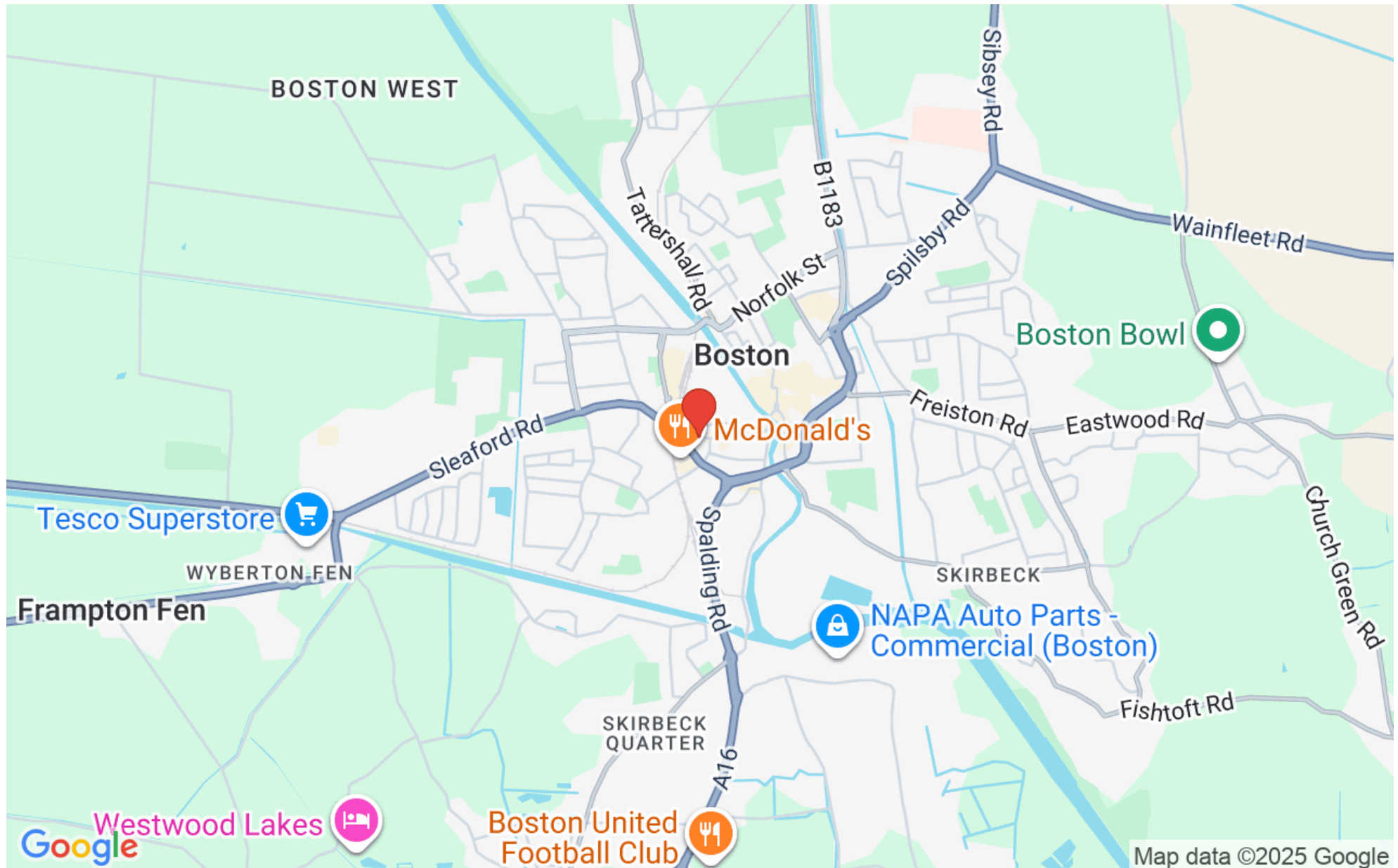
Details

- Retail unit to let
- Upstairs Office/Storage
- 1128 sq ft total overall area
- Negotiable Lease Terms
- Kitchen
- WC
- CEPC - C





Location



Overview

Situated in a busy mixed-use area on West Street, the property offers approximately 1,128 sq ft (104.79 sq m) of retail space in the centre of Boston, Lincolnshire.

The unit sits within a well-established secondary commercial location, surrounded by a mix of independent traders, residential properties, and national occupiers. It benefits from strong footfall and excellent accessibility, being just a short walk from both Boston Bus Station and Boston Railway Station.

Previously operating as a successful bakery for over 8 years, the premises are well suited to similar retail or food-based uses, though alternative uses may be considered, subject to planning consent.

Boston is a historic market town with a rich cultural heritage and is home to the iconic St Botolph's Church, known locally as "The Stump"—a major landmark in the area. The town serves as a key commercial hub within Lincolnshire, supported by strong transport connections and a wide range of local amenities.



Location

Situated in a busy mixed-use area on West Street, the property occupies a central position in Boston, Lincolnshire, just a short walk from both Boston Bus Station and Boston Railway Station. The surrounding area is a well-established hub of local activity, with a blend of commercial premises and residential properties contributing to a vibrant streetscape and steady footfall.

Boston is a historic market town known for its rich heritage and distinctive architecture. It is home to the iconic St Botolph's Church, locally known as "The Stump", one of the largest parish churches in the country and a prominent landmark. The town remains an important commercial and cultural centre in the region, offering a wide range of amenities and strong transport links throughout Lincolnshire and beyond.



ACCOMMODATION

The property comprises a ground floor lock up shop with kitchen and WC. First floor office/storage.

Ground floor - 849 sq ft

First floor - 279 sqft

Total - 1128 sqft

PLANNING

The property has an established A1 retail permission

SERVICES

The property has mains electricity, water, gas and drainage

TENURE

Negotiable lease terms

RATEABLE VALUE

The property has a rateable value of £8200

CEPC

The property has a CEPC of C.

LEGAL COSTS

Each party are responsible for their own legal costs





VIEWING
Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

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West Street, Boston, PE21

Ground Floor Net Internal Area = 849 sq ft / 78.8 sq m

First Floor Net Internal Area = 279 sq ft / 25.9 sq m

Total = 1128 sq ft / 104.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nchecom 2025. Produced for Pygott & Crone. REF: 1360685



132 West Street, Boston
is marketed through our Commercial office

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