

# BRUCE MATHER

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## INDEPENDENT ESTATE AGENT



**16 Wide Bargate, Boston, PE21 6SR**  
**£6,000 Per Annum**

**TO LET**

A fantastic opportunity to rent this FIRST FLOOR OFFICE SPACE conveniently situated in a busy retail area close to the main thoroughfare for Boston Central Park and Country Club.

## LOCATION

The subject property is located in Boston, Lincolnshire. Boston is an historic market town in the east of England and has a resident population of circa 60,000 and a catchment population of approximately 125,000. The town is located approximately 37 miles north of Peterborough and 35 miles south of Lincoln.

The property is situated in a prominent position on Wide Bargate with nearby occupiers including Next, Prezzo, McColl's, W H Smith, Santander, and Waterstones. It is also within close proximity to Pescod Square Shopping Centre and Strait Bargate.

## ACCOMMODATION

Having ground floor entrance door rising to first floor accommodation comprising:-

First office/reception area having door leading to:-

Separate male and female WC and door leading to:-

Hallway with door off to kitchen area and rear conference room/separate office.

## TENURE

Available by way of a new negotiable lease with a commencing rent of £6,000 Per Annum plus VAT, and to remain as such for a 5-year period.

## Deposit

Ingoing tenant is to pay 3 months' rent equivalent as a deposit.

## BUSINESS RATES

Interested parties are advised to contact Boston Borough Council to verify the amount of business rates payable. (Tel: 01205 314413).

## AGENTS NOTE

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent.

All properties are offered subject to contract or formal lease offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

Bruce Mather Limited for themselves and for Sellers and Lessors of this property whose Agent they are give notice that:-

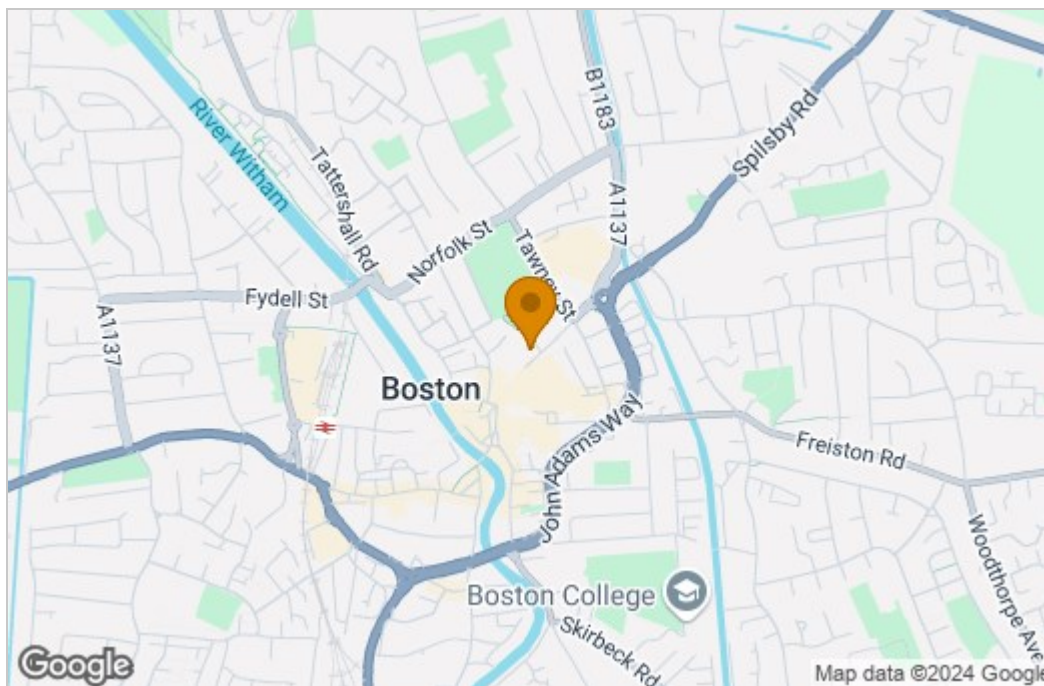
1) the particulars, whilst believed to be accurate, are set out as a general outline for intended buyers or lessees and do not constitute nor constitute part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to

their accuracy; 3) no person in the employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## VIEWINGS

By appointment with the Letting Agents, Bruce Mather Limited. Viewings will be available from July onward. Tel: 01205 365032

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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