

Rebased Retail Investment For Sale Freehold in Popular Market Town

4 Emery Lane | Boston | Lincolnshire | PE21 8QA



Mobile Phone Shop Let on Full Repairing and Insuring Terms with a Lease Expiring 2026

Review to RPI January 2024

Excellent Location with Good Footfall

Sales Area 29.4sqm, 316sqft, Gross Internal Floor Area 58.5sqm, 630sqft

For Sale Freehold Subject to Existing Lease

£140,000 Subject to Contract

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston has a population of around 70,000 residents, a strong retail offering, hospital, port, twice weekly market and has been one of the fastest growing towns in the UK since 2002.

The property is located on one of the main pedestrian entrances to the Market Place on Emery Lane, taking the footfall from West Street over the Town Bridge.

The property is located approximately halfway along the lane on the west side.

Accommodation...

A glazed window frontage.

Entrance door leading to the **Main Sales Area**

Net Internal Window Frontage.....5.0m

Average Shop Depth.....5.5m

Sales Area.....29.4m, 316sqft

WC

Stairs lead to the first floor where there is an

Open Plan Room.....29sqm, 312sqft

Lease...

The property is let as a mobile phone shop to a private tenant expiring 31st December 2026 on Full Repairing and Insuring terms.

There is a rent review based indexed at RPI 1st January 2024.

The tenant is responsible for insuring the glass and annual insurance rent is charged to the tenant to cover the landlord's cost of building insurance.

There is a 21 day forfeiture clause for non payment of rent.

VAT...

No VAT is payable on the rent or the sale price.

Outgoings...

The property has a Rateable Value of £6,000. Therefore, qualifying businesses may be eligible for relief.

EPC...

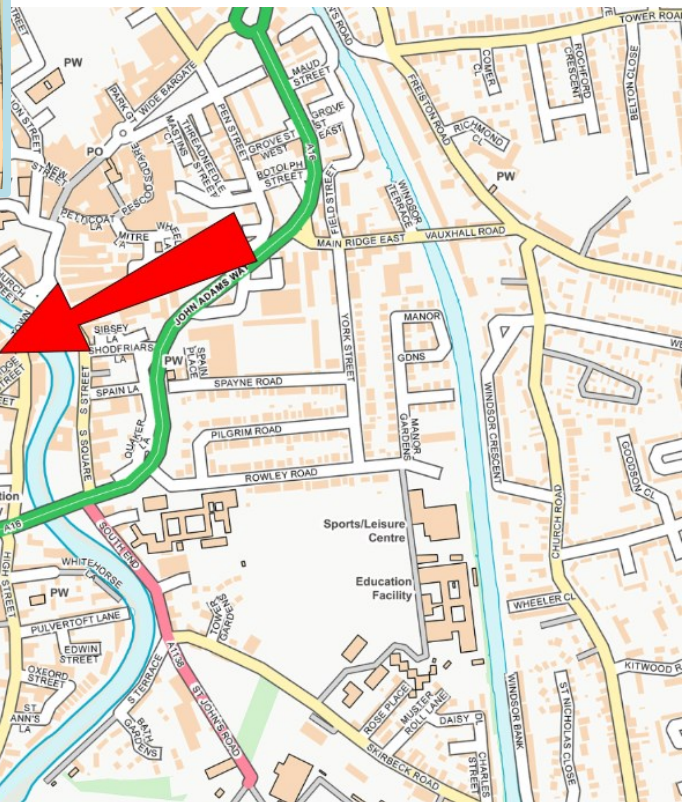
The property has an Energy Performance Asset Rating C58. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent.

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