

# Income Producing Town Centre Modern Retail Unit Investment Available For Sale Leasehold

Unit 5 | Woolsey House | Pump Square | Boston | Lincolnshire | PE21 6RA



Gross Sales Area Extending to 300sqft, 27.6sqm with Ancillary Accommodation  
Overlooking Car Park in Existing Retail Parade, Air Conditioning, Suspended  
Ceilings

Let on FRI Terms on a New 6 Year Lease at £7,000 per annum

Available For Sale Leasehold  
£90,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
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## Location...

The bustling market town of Boston has a population of approximately 68,000 residents and a secondary retail catchment of over 235,000 shoppers.

The town has a good range of amenities including a strong retail offering, a port and major employers are based in the agro commercial industries, as well as a number of manufacturers, civil service and the hospital.

The property is located on Pump Square in the centre of the town which is within a Conservation Area with Dolphin Lane leading up to the Market Place.

## Accommodation...

**Net Internal Window Frontage.....4.2m, 13ft9**

### Built Reception

Non slip floor

**Front Sales Area.....4.3m x 4.9m, 14ft1 x 16ft1**

**Ceiling height.....2.2m, 7ft3**

Having a suspended ceiling with recessed lighting.

**Rear Sales Area.....2.8m x 2.3m, 9ft2 x 7ft7**

**Gross Sales Area.....27.6sqm, 300sqft**

To the rear of the sales area is open plan to a **Kitchenette.....2.7m x 3m 8ft10 x 9ft10**  
Having stainless steel sink, worktops with 2 door cupboard under and a water heater.

### WC

Having low level WC, pedestal hand basin.

The shop benefits from air conditioning, a fire alarm control panel, alarm control and a rear fire door.

The property has a separate metered supply for electricity.



## Tenure...

The property is available for sale leasehold for a period of 999 years from 1<sup>st</sup> January 2006, therefore with 984 years remaining.

The unit let on a new Full Repairing and Insuring lease at £7,000 per annum for a term of 6 years with a mutual break at year 3 by 6 months written notice. There is an upward only rent review at the end of year 3.

The landlord holds a deposit equivalent to a quarter of a year's rent.

## Outgoings...

The property has a Rateable Value of £7,000. There is a £555 per annum service charge and building insurance contribution payable by the tenant upon invoice from the landlord.

## VAT...

We are advised that VAT is not applicable to the sale or letting.

## EPC...

The property has an EPC rating B50. Full details are available on request.

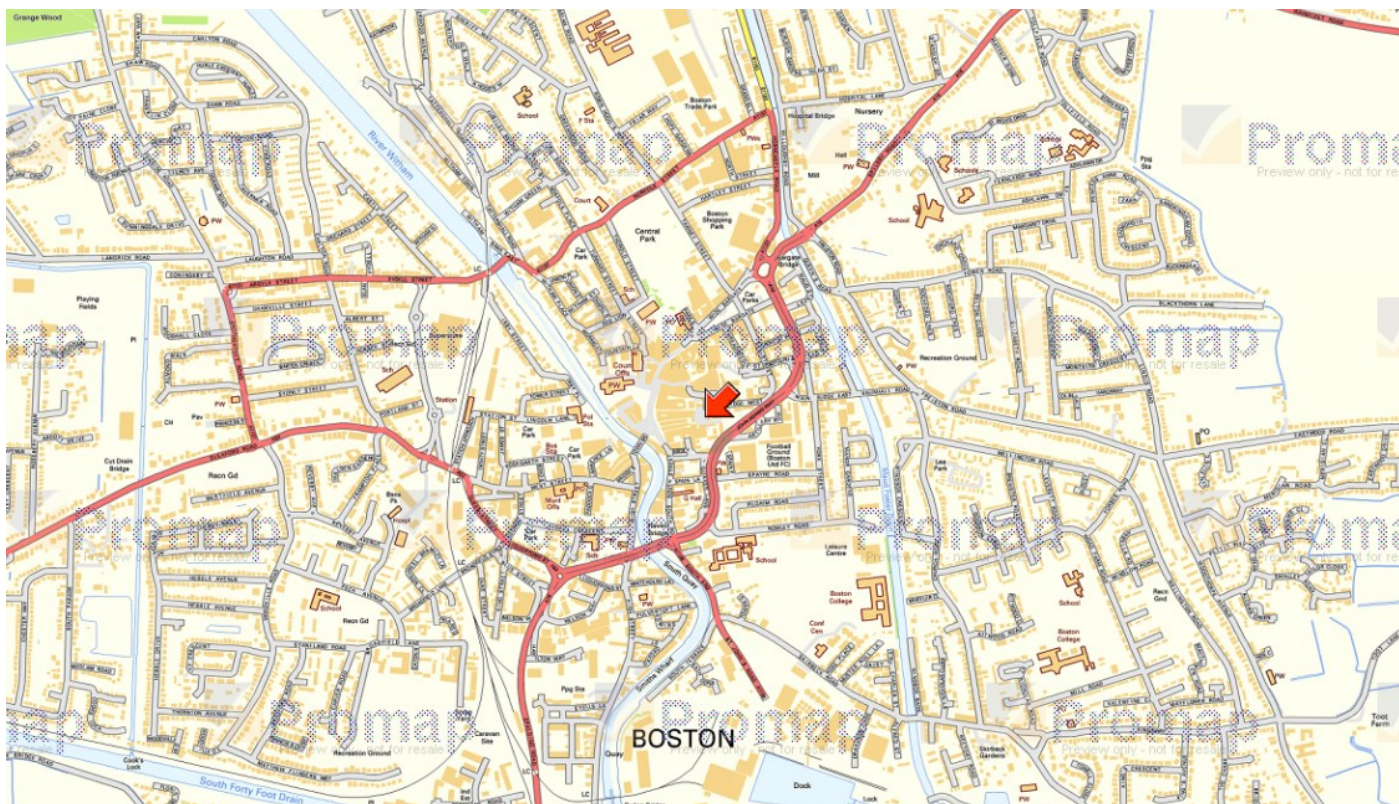
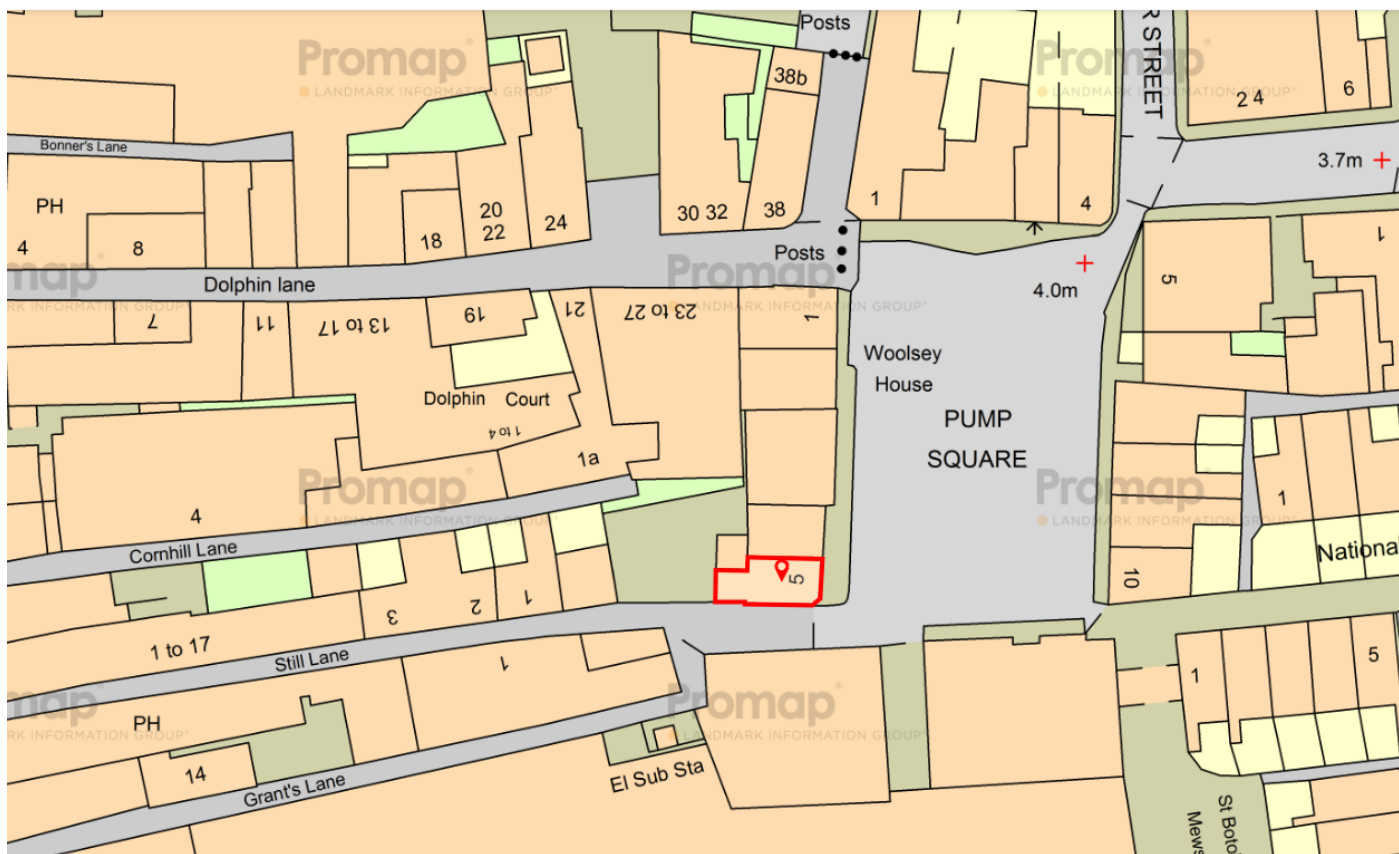
## Viewings...

By appointment through the agent.

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