

BRUCE MATHER LTD



23 Dolphin Lane, Boston, PE21 6EU

Attractive Shop Premises available TO LET situated in this popular pedestrianised shopping lane off Boston Market Place.

This stylish retail unit provides a gross internal area of approx.484 sq.ft (45 sq.m) comprising Sales Shop, Lobby, Kitchen and Cloakroom. The property has two convenient Council Car Parks at either end of the shopping lane. Good variety of neighbouring retailers. Radiator heating and water ALSO included in the rent.

£9,500 Per annum



SALES SHOP

25'4" X 12' > 10'6" (7.72m X 3.66m > 3.20m)

Having large bay frontage display window with shelf having 8 window panes, glazed entrance door with 2 panes, tiled floor, 14 ceiling lights and radiator.

LOBBY AREA

8'4" > 8' X 3'11" (2.54m > 2.44m X 1.19m)

With two ceiling lights, power points and tiled floor. Doors to:

KITCHEN AND STORE

10'10" X 8'11" > 8' (3.30m X 2.72m > 2.44m)

L shaped room housing a fitted kitchen comprising wood effect base and wall units with inset stainless steel sink, radiator, fluorescent strip ceiling light and tiled floor.

CLOAKROOM

The cloakroom comprises of two parts. The first section having a white corner hand wash basin, the second area housing the white low level w/c with tiled floor and ceiling light.

TENURE

Leasehold.

New flexible lease available upon IRI type terms at a commencing rental of £9,500 per annum exclusive.

Tenant also to be responsible for non-structural repairs, decorating, glass and shop frontage.

Landlord pays building insurance (excluding glass). Tenant to refund Landlord insurance cost.

BUSINESS RATES

We understand from the Local Authority web site that the current Rateable Value assessment is £7,000.

Interest parties are advised to contact Boston Borough Council to verify the amount of business rates payable. (Telephone 01205 314200 asking for Business Rates).

LEGAL COSTS

The ingoing tenant to be responsible for the Landlord's reasonable legal costs in the preparation of the lease document.

VIEWINGS

Strictly by prior appointment with the Letting Agents, Bruce Mather Ltd. Tel: 01205 365032 option 3.

DEPOSIT

A deposit equivalent to 3 months rent will be due upon completion from a tenant.

REFERENCES

Prospective tenants are required to pay £50.00 (£41.67 + £8.33 VAT) for a credit check.

PLANNING

Interested parties should make their own enquiries with Boston Borough Council (Tel: 01205 314344) to ensure the property is compliant with their usage requirements.

EPC RATING

The property is currently rated as an C.

AGENT'S NOTE

All measurements are approximate. The sales shop and kitchen room are irregular shaped. Copies of the Agent's measurements can be seen if required.

The heating to the existing wall mounted radiators is included in the rent. The services, fixtures and fittings have not been tested by the Agent. The sales good on display in the photographs are the property of the former tenant.

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 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 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 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.

DIRECTIONS

From our Pump Square Office (PE21 6QW) walk over The Square towards Tina's Tributes Flower Shop, passing the shop on your right and the property is situated on the left hand side, just passed Studio 10.



Energy performance certificate (EPC)

23 Dolphin Lane
BOSTON
PE21 6EU

Energy rating
C

Valid until: **14 August 2027**
Certificate number: **0490-0233-5269-9693-2002**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

45 square metres

Rules on letting this property

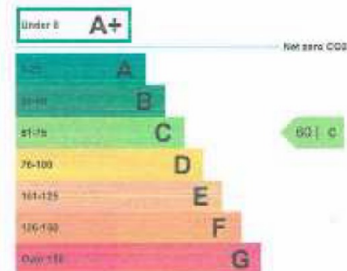
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 | B

If typical of the existing stock

78 | D

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