

Former Gymnasium To Let Suitable for Retail and Other Uses

Unit at Boston West Business Park | Sleaford Road | Boston | Lincolnshire | PE21 8EG



Excellent Town Centre Location Opposite a Large Asda Supermarket on Boston West Business Park, Off the A52 Trunk Road
Located in 0.8 acres, 0.33 hectares
Offering Over 9,000sqft, 840sqm of Accommodation with an Internal Eaves Height of 4.5m and Over 50 Customer Parking Spaces
Fitted Out as a Gymnasium with Changing Facilities but Suitable for Alternative Use

Available with No Ingoing Premium
£50,000 per annum plus VAT Subject to Contract

poyntons consultancy
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Location...

The market town of Boston is located approximately 110 miles to the north of London on the South Lincolnshire Fens with a population of approximately 83,000 residents and a secondary retail catchment of approximately 250,000 shoppers within a 10 mile radius.

The town has a large port, hospital, strong retail and sporting offerings and has been one of the fastest growing towns in the East Midlands over the last 20 year period.

The property is located on the west side of the town centre, to the south of a large Asda Supermarket on the entrance to Boston West Business Park.

Boston West Business Park fronts the A52 trunk road which is the main vehicular conduit from the East Midlands to Boston and the port, and the seaside resorts of Skegness and Ingoldmells to the north.

Accommodation...

The property was formerly used for locomotive repair and is an open plan structure arranged to provide a reception area, main gymnasium, secondary gymnasium and changing facilities.

Fitted Reception Lobby Counter.....21ft x 20ft, 421sqft
Having suspended ceilings, inset spotlights, floor tiles, air conditioning, fitted serving counter, CCTV system, linen cupboard

Office.....9.9ft x 8.7ft, 90sqft

Staff Amenity Area Break Outs.....18ft x 10ft, 185sqft
Having kitchenette, lockers, safe

Main Gymnasium.....116ft x 35ft, 4,100sqft
Having modern suspended ceilings, storage cupboards, air conditioning, double height ceiling, apex, speaker system

Plant Room

Having air conditioning condensers.

Male Changing Room.....30ft x 35ft, 1,060sqft
Containing over 100 fitted lockers, shower cubicles, tiled floor fitted to a modern standard, 3 WC's, 3 sinks, showers for 20 cubicles

Female Changing Rooms.....45ft x 31ft, 1,400sqft
Over 100 lockers, vanity units, 12 shower cubicles, communal shower, 3 WC's, 3 sinks

Second Gym.....47ft x 30ft, 1,440sqft
Having air conditioning units, spotlights.

Outside...

Access from the A52 highway leads to the estate road, there are three vehicular accesses to the car park. Main car parking area is in front of the entrance with two additional parking areas giving a total of 50 parking spaces in total.

Schedule of Accommodation...

Main Trading Areas		
Gymnasiums	514m ²	5,540ft ²
Reception	39m ²	420ft ²
Office	8m ²	90ft ²
Amenity Area	17m ²	185ft ²
Male Changing	98.4m ²	1,060ft ²
Female Changing	129m ²	1,400ft ²
Total Approximately	842m ²	9,100ft ²
Site Area	0.33 ha	0.8 acres

Lease...

The property is available by way of a new Repairing and Insuring lease with no ingoing premium.

The tenant will be expected to pay rent quarterly in advance. The landlord to hold a deposit the equivalent of a quarter of a year's rent paid upfront. VAT will be applied to the rent and a service charge will be levied to cover the cost of any communal estate roads and service charges.

Building insurance will be charged annually back to the tenant out of the insurance rent. The tenant will be responsible for all the utilities at the building including business rates.

Fixtures and Fittings...

Fixtures and fittings at the property are not warranted by the landlord. Please call for further information.

Outgoings...

The property has a Rateable Value of £70,000 with rates payable being £35,840 for the years 2022-2023.

Legal Costs...

Each side to bear their own.

EPC...

The property has an Energy Performance Asset Rating E112.

Viewing...

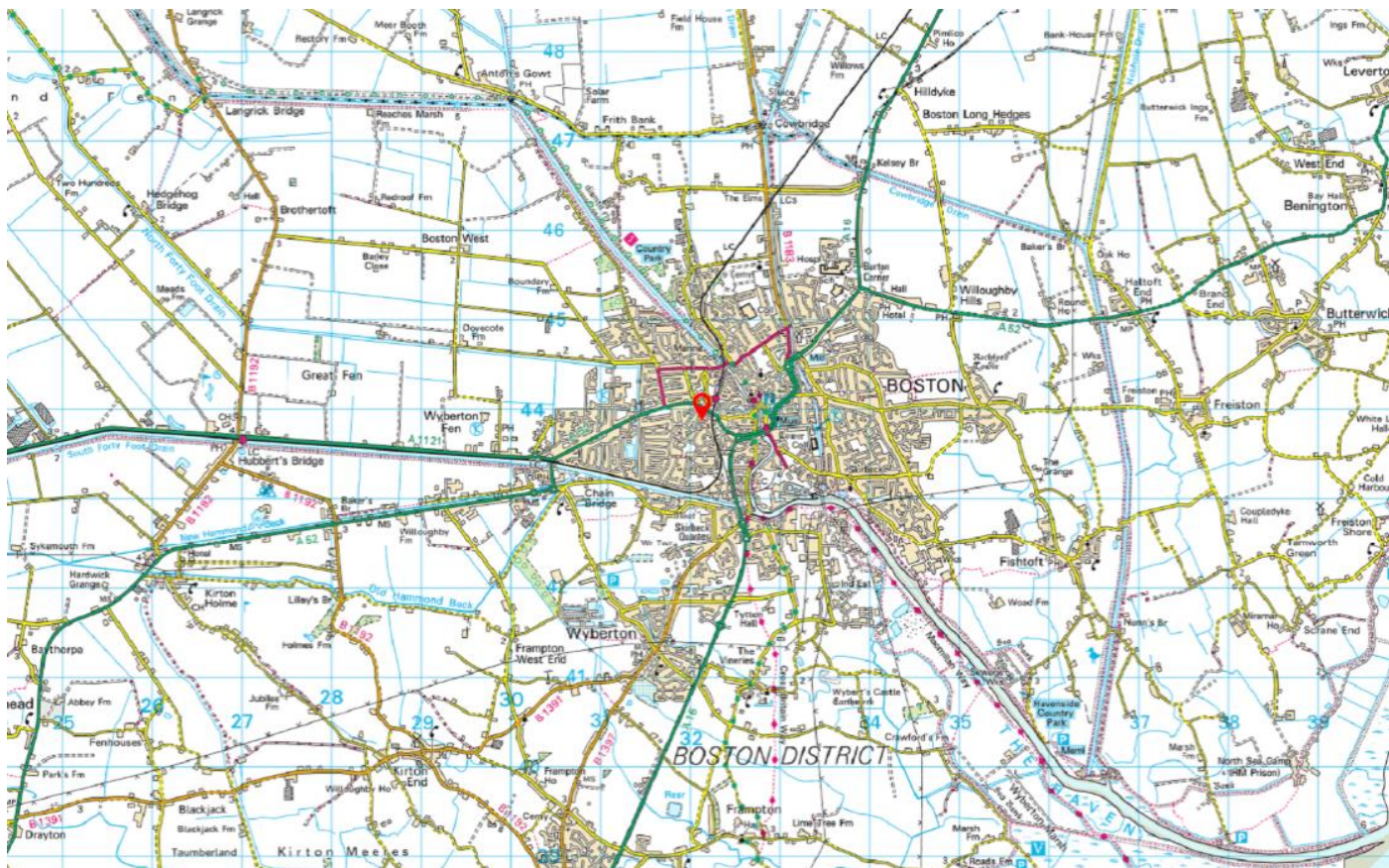
All viewings are to be made by appointment through the joint agents:

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