

Historic Club Available To Let on a New Lease Immediately with No Ingoing Premium

The Arbor Club | 10 South Street | Boston | Lincolnshire | PE21 6HE



Total Accommodation Extending to Over 2,050sqft, 190sqm
Recently Refurbished Historic Club and Bar Available To Let
Built on the Remains of a 13th Century Priory
First Floor Function Room with Bar Area and Double Height Storage Over

To Let Leasehold Subject to Contract
£8,500 Per Annum Rent Free Incentives Available

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston is located approximately 115 miles to the north of London on the South Lincolnshire Fens and has a vibrant nightlife and strong retail offering.

The property is located to the south of the market centre in the cultural quarter on South Street and comprises first and second floor accommodation of a Gothic Victorian building previously known as the Arbor Club.

The property has recently been redecorated and fitted with a new combi central heating system.

Accommodation...

Entrance Porch

Main Wide Staircase leading to a half floor **Beer Cellar**.....5.7m x 1.5m
Visible archways supported on stone pillars.

First Floor Landing

Function Room.....12.6m x 5.4m, 68.6sqm

Bar Area.....6.7m x 2.3m, 15.4sqm
Fitted bar with glass storage area, handwashing area, kitchenette with sinks. Ceiling height 3.2m.

Washroom

Gents WC

2 Urinals and WC.

Stairs lead to the Second Floor Landing

Ladies WC's

Games Room.....5.8m x 3.9m, 23sqm

Middle Room.....8.4m x 5.8m, 50sqm

Having double height space.

Rear Room.....6.9m x 3.6m, 25.2sqm

2 partitioned rooms.

Tenure...

The property is available by way of a new full Repairing and Insuring lease.

The incoming tenant will be responsible for the landlord's legal fees with regards to the preparation of the lease up to a maximum of £750 plus VAT.

The rent will be paid monthly in advance and a deposit lodged with the landlord.

The lease will be excluded from the Landlord and Tenant Act 1954 Part II. Please enquire for further details.

Outgoings...

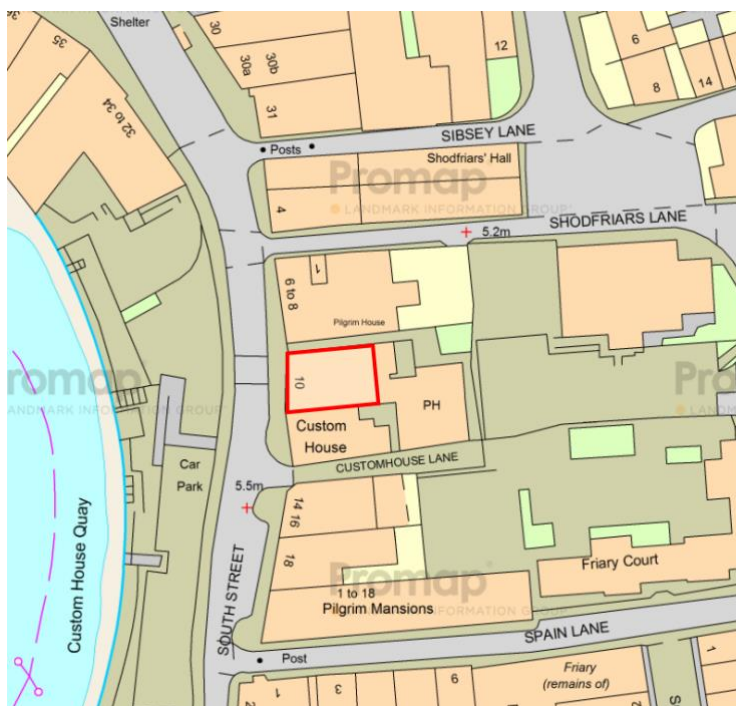
The 1st Floor Hall and 2nd Floor Storage are combined with a Rateable Value of £3,450.

Viewing...

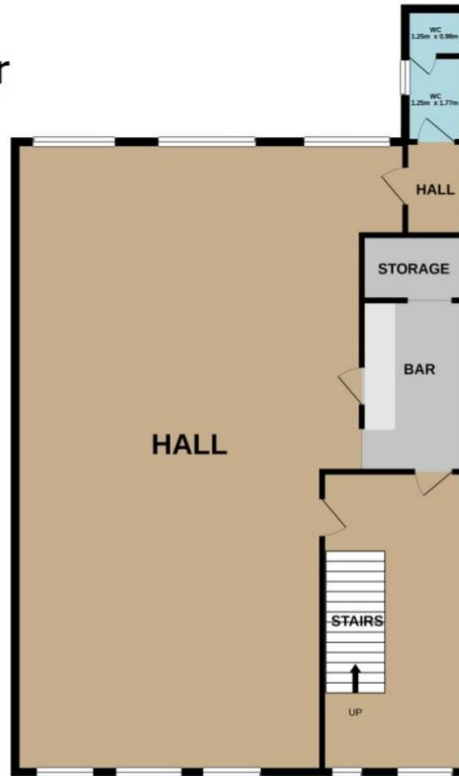
All viewings are to be made by appointment through the agent.

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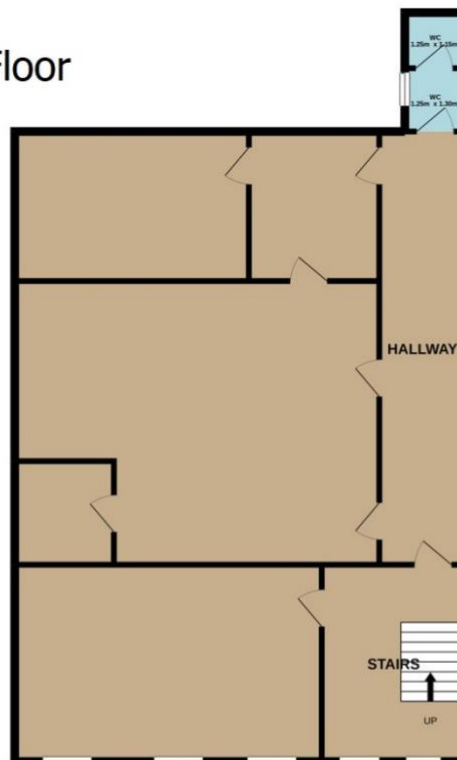
First Floor



Ground Floor



Second Floor



TOTAL FLOOR AREA : 274.2 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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