

Public House Available To Let Immediately with No Ingoing Premium

The Napoleon | 17 Fishtoft Road | Boston | Lincolnshire | PE21 0AA



Open Plan Accommodation with Sports Bar, Snug and Dining Area
Rear Amenity and Smoking Areas
Large Beer Garden to the Rear

Available To Let Leasehold
£1,300 pcm, £15,600 per annum plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling town of Boston is located approximately 115 miles to the north of London, 35 miles to the south-east of Lincoln, 25 miles to the west of King's Lynn and 50 miles to the east of Nottingham.

The town has a mainline connection to Grantham where the London to Edinburgh mainline meets.

Skirbeck Road leads to Freiston Road, which is a high density residential area and busy vehicular thoroughfare.

The immediate vicinity of The Napoleon is of privately owned and rental housing.

Accommodation...

A doorway leads through to the entrance porch giving access to the front and rear trading areas.

Main Bar.....8m x 5.1m, 40.8sqm
Arranged to provide an area for a pool table, darts board, seating area and bar stool area.

Rear Lounge Bar.....3.6m x 3.7m, 13.3sqm
Having inset spotlights, part panelled, open fireplace.

Bar/Serving Area.....3.3m x 2.4m, 7.9sqm
Having space for 9 pumps, space for refrigeration, hand washing area.

Doorway through to cellar with separate side access, kegs, space for cooling equipment.

Rear Lounge/Public Bar.....4m x 9.3m, 37.2sqm
Having seating area with space for approximately 9 tables, 36 covers.

Rear Gents and Ladies WCs

Office.....3.7m x 4.4m, 16.3sqm

To the side of the property is a covered smoking area.

To the rear of the property is a garden and seating area and bin store.



Outgoings...

The property has a Rateable Value of £3,750 and therefore qualifying businesses may be eligible for 100% Business Rates Relief.

Tenants will be responsible for all bills and outgoing at the property.

Tenure...

The property is available by way of a new lease on Full Repairing and Insuring terms. Rent will be collected by the landlord monthly.

The incoming tenant will be expected to contribute towards the landlord's reasonable legal fees with regards to the new lease.

A deposit will be held by the landlord the equivalent of a quarter of the annual rent.

EPC...

The property has an Energy Performance Asset Rating C59. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent, Poyntons Consultancy.
sales@poyntons.com | poyntons.com



