

Town Centre Historic Grade II Listed Public House with Spacious Living Accommodation, Available To Let Immediately Free of Tie with No Ingoing Premium

The Ship Tavern | Customs House Lane | Boston | Lincolnshire | PE21 6HE



Ground Floor Accommodation Extending to Provide Large Open Plan Bar, Seating Area and External Patio Area
Trading Area 122sqm, 1,315sqft, Gross Internal Floor Area 301.7sqm, 3,250sqft
Spacious Three Bedroom Accommodation on First Floor
Additional Second Floor Attic Storage

To Let Leasehold with No Ingoing Premium
£14,000 plus VAT per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

Boston is a bustling market town with a range of local amenities located on the south Lincolnshire fens, approximately 35 miles to the north-west of Peterborough, 110 miles to the north of London.

The town is predicted to be one of the fastest growing towns in the East Midlands region, with current estimates of the population to be in excess of 68,000 residents.

The town is also a sub-regional shopping centre with approximately 100,000sqm of shopping retail floor space and an estimated primary retail catchment area of 77,000 shoppers, which when combined with the secondary area is increased to 235,000 shoppers.

The property is located to the south of the Market Place, off South Street in the town centre.

South Street is a busy pedestrian walk through linking the South Square car park to the Market Place. The property is located behind frontage properties off Customs House Lane, with a separate pedestrian access to South Street alongside 19 South Street.

Description...

From Customs House Lane a lobbied entrance gives access to:

Main Front Bar 10.9m x 7.2m, 78sqm, 845sqft including bar space, comprising bar having varnished top with a range of storage units and glass shelves behind, space for 14 pumps, space for refrigeration, stainless steel hand washing equipment, under stairs cupboard, fire alarm control panel.

Side Seating Area measuring 6.1m x 7.1m, 44sqm.

Kitchenette having stainless steel sink with inset round edged work surfaces over three door cupboard.

A private staircase from the inner hall leads to the first floor area.

Inner Hall

Ladies WC's having low level WC, pedestal hand basin.

Gents WC's having urinals, wall mounted hand basin. External door to enclosed Beer Yard and floor level

Beer Cellar, 3m x 4.7m being white walled and having space for full beer cooling and pumping equipment.

A side door leads into separate lobby and out to the paved rear yard and pedestrian path to South Street.

First Floor Managers Accommodation

Inner Hall

Lounge 6.2m x 4.8m having space for inset electric fireplace.

Walk in cupboard with shelving.

Family Bathroom having white matching suite comprising low level WC and enclosed bath with shower over and airing cupboard.

Boiler room

Bedroom No 1 4.0m x 3.8m

Kitchen 4.0m x 2.2m having a range of kitchen units, double stainless steel sink with drainer and mixer taps, fitted cupboards with round edged worktops over.

Bedroom No 2 4.2m x 3.1m

Bedroom No 3 5.0m x 4.6m

A staircase leads to the **Second Floor** where there is a landing and there are a number of inter connected rooms which are not currently habitable and with restricted head height.

Tenure...

The property is available by way of a new Full Repairing and Insuring lease with a minimum term of 3 years.

The incoming tenant will be responsible for the clients reasonable legal fees with regards to the preparation of the lease up to a maximum of £1,000 plus VAT.

Rent will be paid quarterly in advance and be subject to VAT, the annual insurance rent will be charged to the tenant.

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

Fixtures and Fittings are available by separate negotiation.

Outgoings...

The property has a Rateable Value of £13,750 with the first floor accommodation rated at Council Tax Band A.

EPC...

The property has an Energy Performance Rating C75.

Viewing...

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

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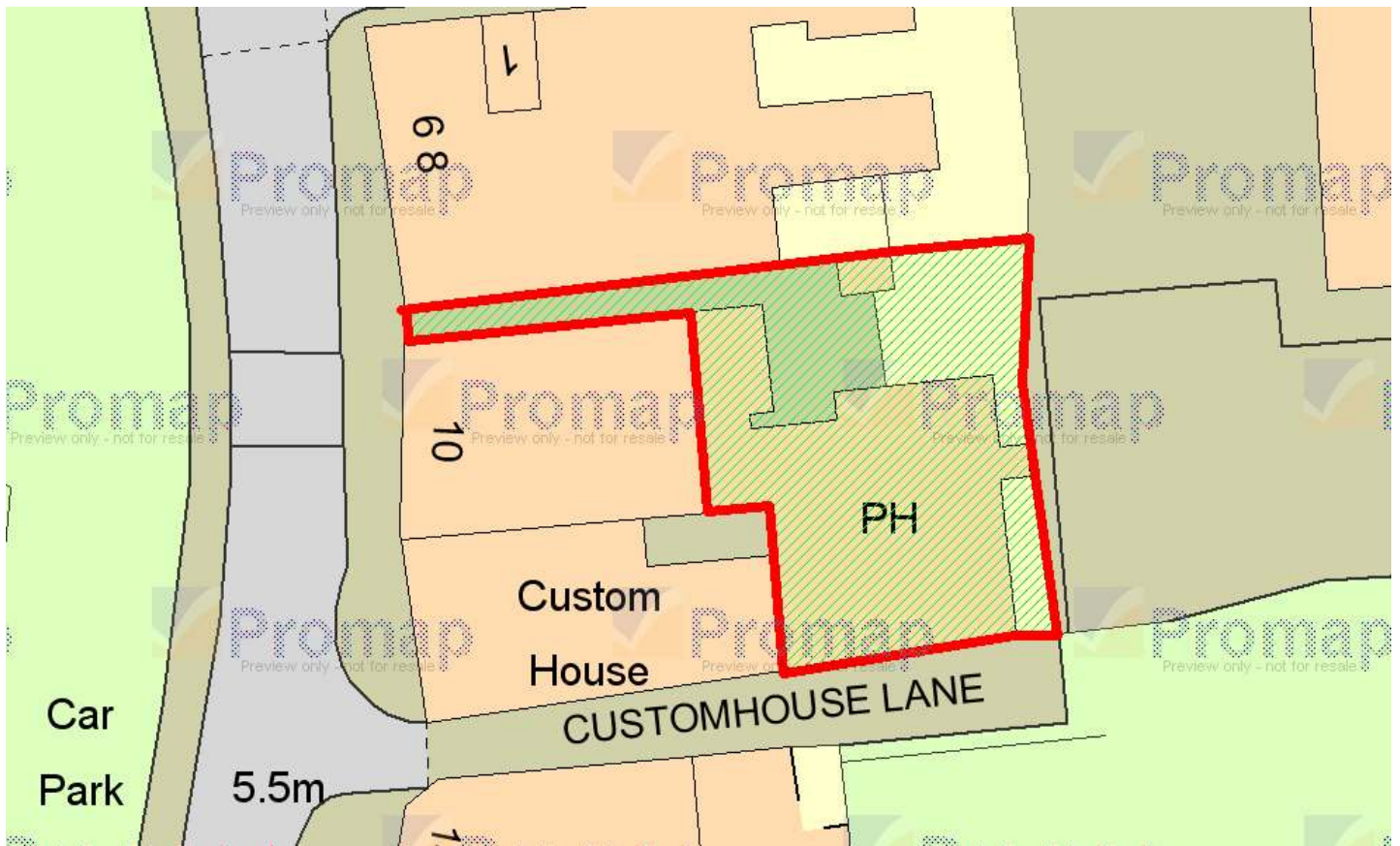
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