

Substantial Restaurant/Retail Premises Available To Let Immediately with No Ingoing Premium Suitable for A1/A4 Use

45 West Street | Boston | Lincolnshire | PE21 8QN



Open Plan Space Extending to Provide 170sqm, 1,835sqft of Retail Sales Area with a Gross Window Frontage of 7.3m, 24ft
High Levels of Footfall on One of Boston's Busiest Retail Parades
Previously Trading as a Restaurant with Part-Fitted Kitchen, First Floor WCs and Ancillary Accommodation

Available To Let Leasehold on New FRI Lease
£18,000 per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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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 and 110 miles to the north of London.

West Street is a well established secondary retail zone with high footfall and long standing occupiers.

Nearby occupiers include The Municipal offices of Boston Borough Council, B&M Stores, Wickes Super Store, The West End Multiplex Cinema, Ladbroke's and others.

Boston is predicted to be one of the fastest growing towns in the East Midland Region. Current estimates predict the population to be in excess of 68,000 residents.

Boston is a sub regional shopping centre with approximately 100,000sqm of retail shopping floor space. The town has an estimated primary retail catchment area of 77,000 shoppers, when combined with the secondary area this increases to 235,000 shoppers.

Accommodation...

An arcade entrance leads to the main retail sales area 11.3m x 29m (approximately) arranged to provide various seating areas with fitted bar.

To the rear of the main seating/sales area are staff wcs and fire exit.

Rear Store.....1.4m x 1.7m

Circulation/Kitchen Area.....4.8m x 1.6m

Kitchen Store.....2.7m x 1.4m

Kitchen Area.....2.3m x 6.0m

Kitchen Preparation Area.....3.5m x 5.8m

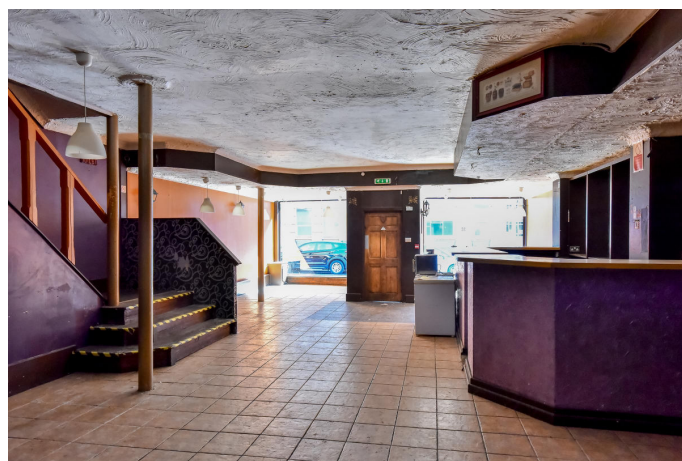
Stairs lead to the first floor where there is a landing.

3 Ladies WCs

Mens WCs

Rear Sales Area.....7.2m x 5.4m

Office.....4.2m x 1.8m



Tenure...

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

A contribution towards the Landlords legal fees will be required up to a maximum of £750+VAT with regards to the preparation of the lease which will be excluded from the provisions of the Landlord and Tenant Act 1954.

Rent to be paid quarterly in advance with a deposit of a quarter years rent to be held by the landlord.

VAT...

The vendor reserves the right to charge VAT at the prevailing rate where applicable.

EPC...

The property has an Energy Performance Asset Rating C64. Further details are available on request.

Outgoings...

The property has a Rateable Value of £24,500.

Viewing...

Strictly by appointment through the agent.

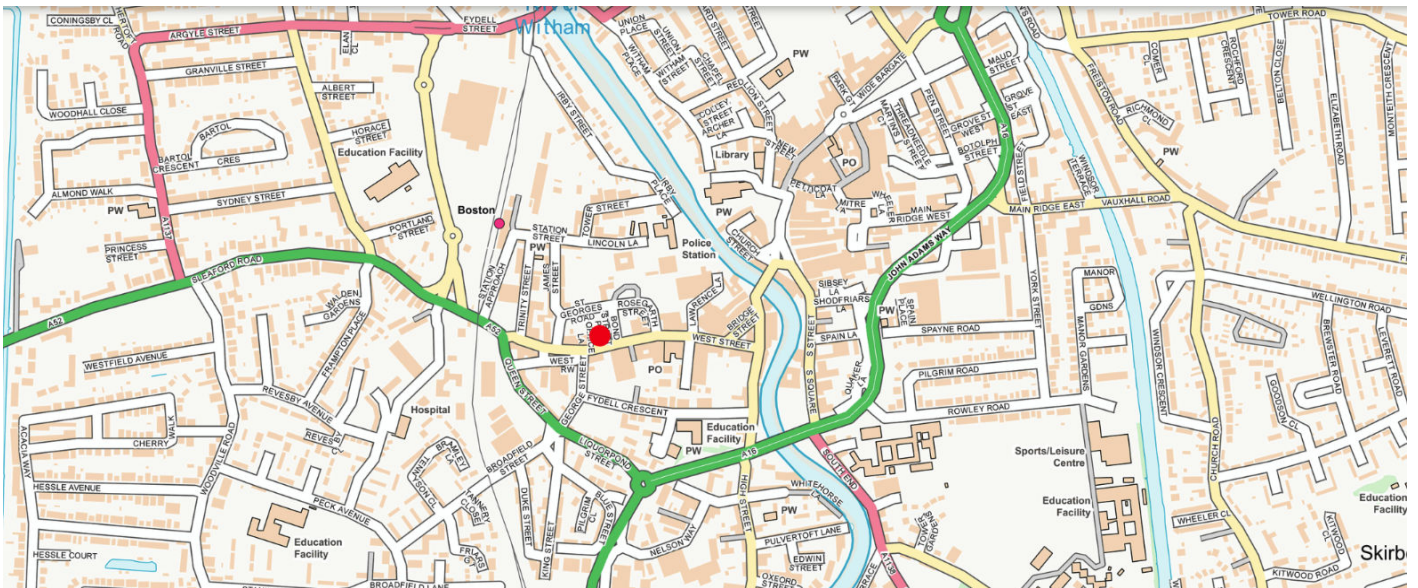
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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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