

# High Profile Town Centre Retail Unit Available To Let Immediately with No Ingoing Premium

8 Wide Bargate | Boston | Lincolnshire | PE21 6RF



Sales Area Extending to 49.1sqm, 530sqft with 3.7m, 12ft 1 Internal Window Frontage

Very Strong Footfall, Being the Main Pedestrian Walkway into the Prime Retail Zone

Available Immediately with No Ingoing Premium  
£9,000 per annum plus VAT Subject to Contract

### Location...

The bustling market town of Boston has a rich historic history and a population of approximately 68,000 residents.

The town benefits from a strong retail offering, good health and leisure facilities, a twice weekly market and port, large hospital.

The property is located in the centre of the town, near the prime retail zone. Nearby properties include William H Brown, Santander Bank, Next, see plan attached.

### Accommodation...

Main Retail Sales Area.....3.7m ave x 8.8m ave  
Rear Sales Area.....11.5m x 3m ave  
Total Sales Area.....49.1sqm, 530sqft

A staircase leads to the First Floor Landing

Front Storeroom.....6.4m x 3.3m, 21.4sqm  
Kitchen.....3.5m x 2.3m, 8.2sqm  
WC

A staircase leads to the Second Floor Landing

Office.....2.4m x 2.5m, 6.1sqm  
Front Store Room.....3.4m x 4.4m, 15.2sqm

### EPC...

An EPC has been instructed and will be available on request.

### Tenure...

The property is available by way of a new lease and an insurance premium will be charged by the landlord to cover the cost of the building insurance.

### Outgoings...

The property has a Rateable Value of £19,500.

### VAT...

The vendor reserves the right to charge VAT on any letting where applicable.

### Viewing...

By appointment through the agent.

Poyntons Consultancy  
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### Floorplans...





