

SHOPPING CENTRE PROPERTY / CLASS E**28-30 Strait Bargate, Boston PE21 6LJ****Rent: £32,500 PA****Total Area****2,764 Sq ft / 257 Sq M****LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Andrew McGuinness****Mob: 07769 641622****Email: andrew@barkerproudlove.co.uk****Jack Deakin****Mob: 07591 835782****Email: jack@barkerproudlove.co.uk**

Location:

The property occupies a prime trading position in the pedestrianised section of Strait Bargate. Other nearby occupiers include Vision Express, Card Factory, Next, New Look and WH Smith.

Boston is a growing East Lincolnshire Market Town providing the main retail and commercial facilities for both the town residents and surrounding extensive agricultural based catchment. It has a residential population of circa 60,000 and a catchment population of approximately 68,000. The town is located about 35 miles south east of Lincoln and 33 miles north east of Peterborough.

Accommodation:

The unit provides the following approximate areas:

Demise:	Sq Ft	Sq M
Ground Floor	1,686	156.7
First Floor Ancillary	1,078	100.2

Rent:

We are seeking rental offers of £32,500 per annum exclusive of insurance, business rates and VAT.

Tenure:

Premises are available by way of new lease for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £43,250 For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

June 2021

Subject to Contract

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Boston



Experian Goad Plan Created: 08/06/2021
Created By: Barker Proudlove Ltd

50 metres