

# RETAIL SCHEME

18 WIDE BARGATE, BOSTON, LINCOLNSHIRE PE21 6LJ



**UP TO 1,022 SQ.M (11,000 SQ.FT)**

- Exciting new retail / leisure scheme
- Permitted uses to include A1, A2, A3 & A4
- Prominent corner position fronting Wide Bargate and adjacent to Prezzo and Pescod Square Shopping Centre
- EPC Rating: D

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Stuart House  
City Road  
Peterborough  
PE1 1QF



# 18 WIDE BARGATE, BOSTON, LINCOLNSHIRE PE21 6LJ

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## LOCATION

The subject property is located in Boston, Lincolnshire. Boston is an historic market town in the east of England and has a resident population of circa 60,000 and a catchment population of approximately 125,000. The town is located approximately 37 miles north of Peterborough and 35 miles south of Lincoln.

The property is situated in a prominent position on Wide Bargate with nearby occupiers including Next, Prezzo, McColl's, WH Smith, Santander, Waterstones and W H Brown estate agents. It is also within close proximity to Pescod Square Shopping Centre & Strait Bargate.

## DESCRIPTION

The property forms part of a Grade II listed building known as The Post Office and fronts Wide Bargate with return frontage to Park Gate. The building is formed of two interconnecting structures of brick build with part pitched slate roof and flat roof construction and is arranged over 3 storeys and a basement.

The proposed retail unit(s) are located on the ground floor and currently comprise office accommodation, ancillary storage, workshop and service yard.

## ACCOMMODATION

The approximate ground floor area is as follows:-

Description	Sq m	Sq ft
Ground Floor	1,022	11,000

The unit can be subdivided to create smaller units if required.

## BUSINESS RATES

We understand from the VOA website the property has the following rateable value.

Description	Rateable Value	Estimated Rates Payable 2017/18
18 Wide Bargate	£95,000	£47,120

## USE

Permitted uses to include A1 (retail), A2 (financial and professional services), A3 (restaurants) and A4 (Drinking Establishments) (Subject to planning consent).

## TERMS

The unit is available on new full repairing and insuring lease on terms to be agreed.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## VIEWING

Strictly by appointment with the joint agents.

**Sam Major**

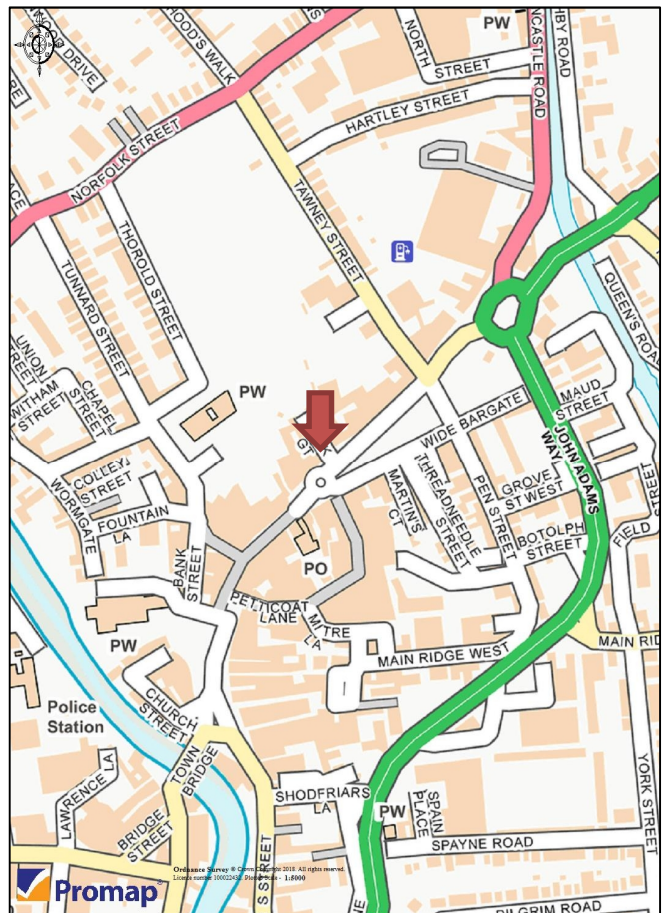
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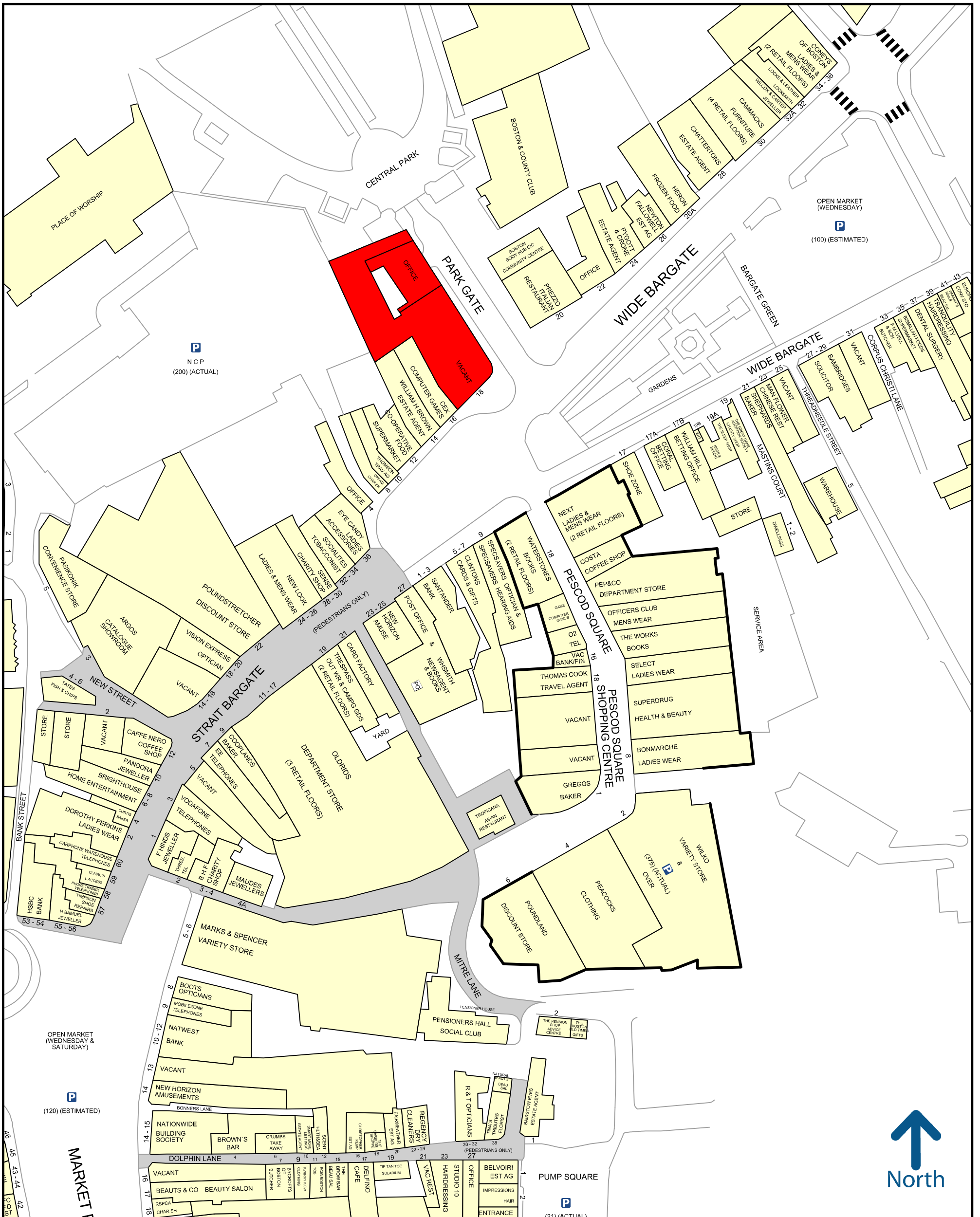
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Compiled: January 2018





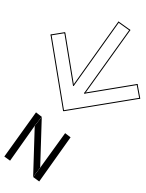
50 metres

Experian Goad Plan Created: 31/01/2018  
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**THIS DRAWING HAS BEEN PRODUCED ON CAD & MUST NOT BE AMENDED MANUALLY.**

Drawing type	Preliminary Tender Working Planning
	

**Scheme  
Boston Crown Office -  
conversion of vacant floor space  
to residential flats and A3 unit**

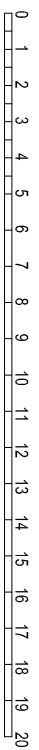
**Client**  
**POST OFFICE LTD**

Drawing No.	3484.02	Drawn	THD
Date	August 2012	Checked	THD
Scales	1:100 when plotted to A1		

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Scale bar in metres when plotted to A1

