

RETAIL SCHEME



TO LET

18 WIDE BARGATE, BOSTON, Lincs PE21 6LJ

2,000 - 11,000 Sq.Ft (185 - 1,022 Sq.M)

- Exciting new retail / leisure scheme
- Suitable for a variety of uses (Subject to Planning)
- Prominent corner position fronting Wide Bargate and adjacent to Prezzo and Pescod Square Shopping Centre
- EPC Rating: D

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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 gross internal area of the ground floor is as follows:-

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

The unit can be taken as a whole or subdivided to create smaller units.

BUSINESS RATES

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

Description	Rateable Value	Estimated Rates Payable 2018/19
18 Wide Bargate	£95,000	£46,835

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

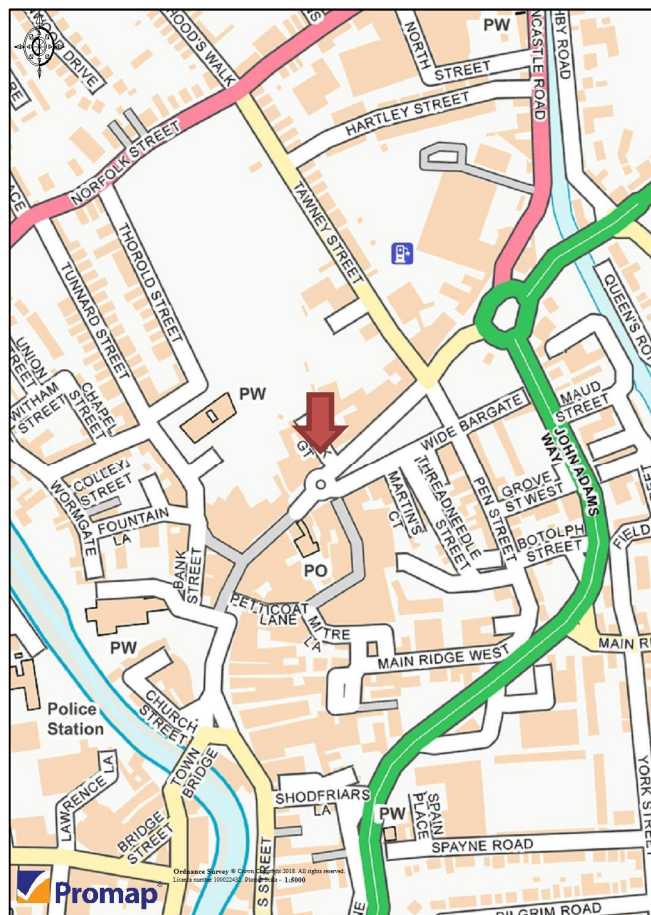
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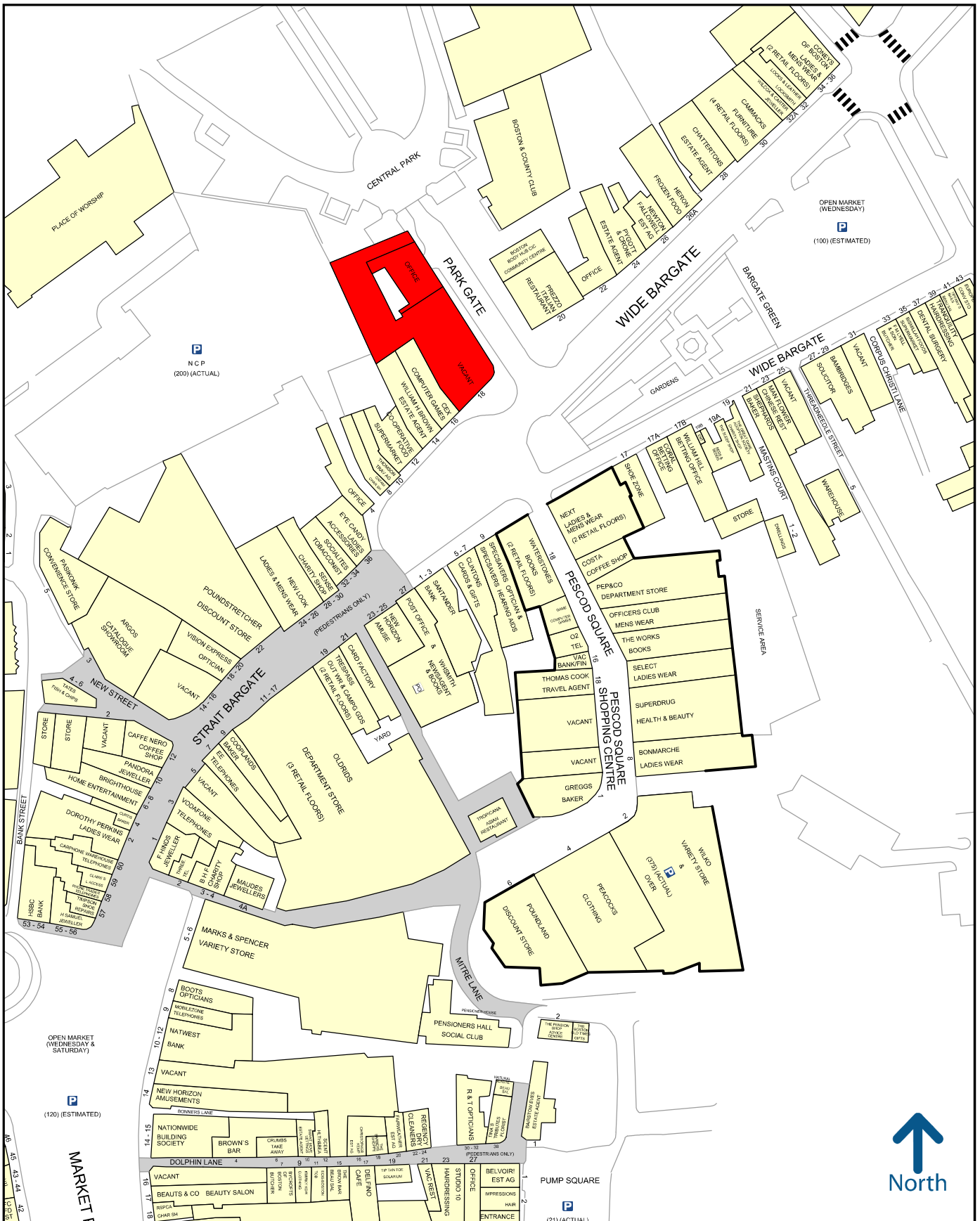


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50 metres

Experian Goad Plan Created: 31/01/2018
Created By: Savills



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