

# The Co-Operative Travel, 28/30 West Street Boston, Lincolnshire PE21 8QH

lot 37

## Freehold Retail Investment

- Let to Thomas Cook Travel Ltd guaranteed by Thomas Cook Group UK Ltd
- Located in a prominent position in the town centre
- Six Week Completion Available
- Principal regional market town

Rent  
**£8,800**  
per annum  
exclusive



On behalf of  
**The co-operative** estates

## Location

Miles: Boston town centre  
32 miles south-east of Lincoln  
33 miles north-east of King's Lynn  
Roads: A17, A52  
Rail: Boston Rail Station  
Air: Nottingham East Midlands Airport

## Situation

The property is situated in the town centre, some 150 metres from Boston Station. Boston acts as the principal retail centre for the region. Nearby occupiers include the West End Cinema, Blockbuster Video, Corals and The Post Office.

## Description

The property comprises ground retail unit with two upper floors of ancillary accommodation.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	72.02 sq m	(775 sq ft)	<b>THOMAS COOK TRAVEL LTD guaranteed by Thomas Cook Group UK Ltd (t/a The Co-operative Travel) (1)</b>	10 years from 01/10/2011 until 2021 on a full repairing and insuring lease (2) (3) (4)	£8,800	01/10/2016
Ground	Staff Area and Ancillary Storage	31.50 sq m	(339 sq ft)				
First Floor	Ancillary	18.00 sq m	(194 sq ft)				
Second Floor	Ancillary	13.50 sq m	(145 sq ft)				
<b>Ground Floor Totals</b>		<b>135.02 sq m</b>	<b>(1,453 sq ft)</b>			<b>£8,800</b>	

(1) For the year ending 30th September 2010 Thomas Cook Group UK Limited reported a total net worth of £718,887,000. (Source: www.riskdisk.com 18/04/2012)

(2) The lease provides for a tenant's option to determine on the 1st October 2016.

(3) The lease is subject to a Schedule of Condition.

(4) On 4th October 2011 Thomas Cook Group, The Co-Operative Travel and Midlands Co-Operative established a joint venture to combine their UK High Street travel and foreign exchange businesses, creating the UK's largest travel retailer with around 1,200 branches across England, Scotland, Wales and Northern Ireland.

## For further details please contact:

### Peter Cunliffe

Tel: +44 (0)20 7034 4852.  
Email: peter.cunliffe@acuitus.co.uk

### Tom Ryder

Tel: +44 (0)20 7034 4862.  
Email: tom.ryder@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

## Solicitors:

### Weightmans Solicitors

Pall Mall Court, 61-67 King Street,  
Manchester M2 4PD.  
Tel: +44 (0)161 233 7473.  
Email: steven.silver@weightmans.com  
Ref: Steven Silver.



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