

lot 76

11 Market Place & 14 Dolphin Lane Boston, Lincolnshire PE21 6EH

Rent
£87,500
per annum
exclusive

Freehold Retail Investment

- Let to Poundstretcher Limited
- Prime pedestrianised town centre location

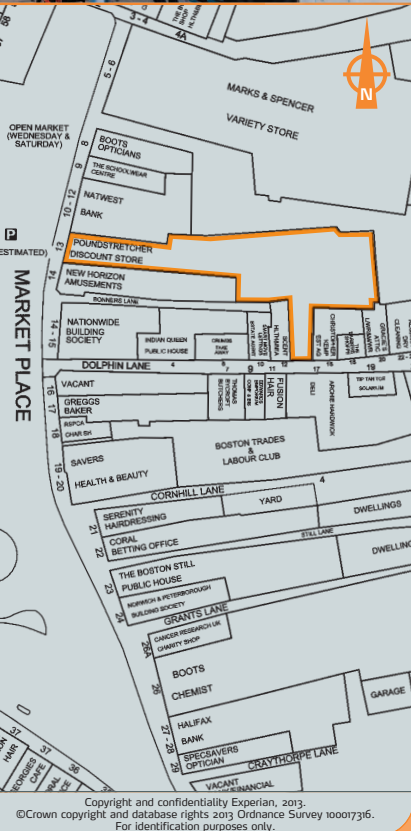
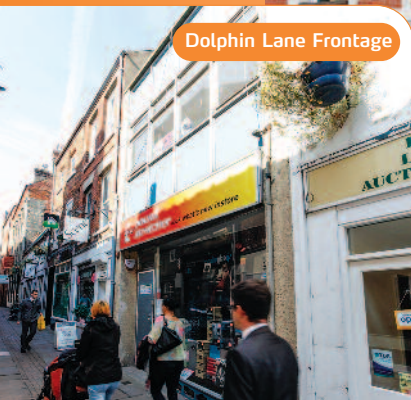
- Nearby occupiers include Marks & Spencer, NatWest Bank, Boots Opticians, Caffè Nero and Nationwide Building Society



On behalf of
Receivers



Dolphin Lane Frontage



Location

Miles: 32 miles north of Peterborough
47 miles east of Nottingham
34 miles south-east of Lincoln
Roads: A16, A52
Rail: Boston Railway Station
Air: East Midlands Airport

Situation

The property is located in the heart of Boston's pedestrianised retail zone, situated on the east side of Market Place the town's main market square. Neighbouring occupiers include Marks & Spencer, NatWest Bank, Boots Opticians, Caffè Nero and Nationwide Building Society.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first floor. The property benefits from frontages to both Market Place and Dolphin Lane.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	675.06 sq m (7,266 sq ft)	POUNDSTRETCHER LIMITED (1)	15 years from 27/08/2002 on a full repairing and insuring lease	£87,500	26/08/2017
First	Ancillary	195.90 sq m (2,109 sq ft)				
Totals		870.96 sq m (9,375 sq ft)			£87,500	

(1) Poundstretcher was established in 1981 and is the UK's leading discount retailer of products for the home, with more than 400 retail stores across Britain. (Source: www.poundstretcher.co.uk 09/09/2014)

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