

## 60 Market Place Boston, Lincolnshire PE21 6LS

lot 33

### Freehold Retail Investment

- Let to The Carphone Warehouse Limited until March 2018
- Prime pedestrianised town centre location
- Nearby occupiers include Marks & Spencer, Argos, WHSmith and Caffè Nero
- Affluent Lincolnshire market town

Rent  
**£46,305**  
per annum  
exclusive



### Location

Miles: 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 situated on the pedestrianised section of Market Place at its junction with Strait Bargate, the prime trading location in the heart of Boston town centre. Neighbouring occupiers include Marks & Spencer, Argos, Caffè Nero, WHSmith, HSBC and NatWest Banks. Pescod Square Shopping Centre is located close by.

### Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first floor.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx) (2)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	81.48 sq m (877 sq ft)	<b>THE CARPHONE WAREHOUSE LIMITED (1)</b>	25 years from 25/03/1993 on a full repairing and insuring lease	£46,305	24/03/2018
First	Ancillary	79.15 sq m (852 sq ft)				
<b>Totals</b>		<b>160.63 sq m (1,729 sq ft)</b>			<b>£46,305</b>	

- (1) For the year ending 29/03/2014, The Carphone Warehouse Limited reported a turnover of £1,783,596,000, pre-tax profits of £90,986,000 and a total net worth of £955,778,000. (Source: www.riskdisk.com 12/09/2014)  
(2) The areas stated above were agreed at the last rent review.

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