60 Market Place Boston, Lincolnshire PE21 6LS

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

lot 33



Air:

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.

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Ap	prox) (2)	Tenant	Term	Rent p.a.x.	Reversion
Ground First	Retail/Ancillary Ancillary	81.48 sq m 79.15 sq m	(852 sq ft)	THE CARPHONE WAREHOUSE LIMITED (1)	25 years from 25/03/1993 on a full repairing and insuring lease	£46,305	24/03/2018
Totals		160 62 s0 m (1 720 so ft)			F46 205	

(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.

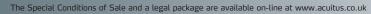
further details

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by Dentons UKMEA LLP DENTONS Farrer & Co. LLP Contact: Greg Rigby. Tel: +44 (o)207 320 3968. Email: greg.rigby@dentons.com See: www.acuitus.co.uk for

66 Lincoln's Inn Fields, London WC2A 3LH. Tel: +44 (o)2o 3375 7334. Email: robin.holmes@farrer.co.uk Ref: Robin Holmes.



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MARKET PLACE

OPEN MARKET (WEDNESDAY & SATURDAY)

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