

# Lot 15

£165,001.05 per annum exclusive

## 25, 26, 26a and 26b Market Place, Boston, Lincolnshire PE21 6EH

Freehold Retail Investment



# Tenancy and accommodation

**Lot 15**

£165,001.05 per annum exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	2,243.61 sq m	(24,150 sq ft)	BOOTS UK LIMITED (2)	10 years from and including 13/06/2014 to and including 12/06/2024 on a full repairing and insuring lease	£165,000	13/06/2019
Ground (sublet)	Retail/Ancillary	88.82 sq m	(956 sq ft)				
First (sublet)	Offices/Ancillary	265.05 sq m	(2,853 sq ft)				
Second (unoccupied)	Offices/Ancillary	264.59 sq m	(2,848 sq ft)				
<b>Totals</b>		<b>2,862.07 sq m (1) (30,807 sq ft) (1)</b>				<b>£165,000</b>	

(1) Floor Areas as agreed at 2008 Rent Review.  
 (2) For the year ending 31st August 2015, Boots UK Limited reported a turnover of £9,198,000,000, pre-tax profits of £542,000,000 and a total net worth of £367,000,000 (Source: Experian Group 22/02/2017). Part of the property is sublet to a tenant trading as Cancer Research UK at a current rent of £25,000 per annum.  
 NB: Please note that there is an electricity substation to the rear of the property currently let at a rent of £1.05 per annum.

### Key Details

- Entirely let to Boots UK Limited until June 2024 (No breaks)
- Rebased rent from 2014 (previously £195,000 p.a.x.)
- Part sublet to Cancer Research
- Potential to Convert/Relet Unoccupied Second Floor (subject to lease and consents)
- Rare Large Town Centre Site circa 0.8 acres - including 30,800 sq ft building
- Close to Marks & Spencer, Caffè Nero, Greggs and branches of HSBC and NatWest Banks

### Location

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

### Situation

The property is situated on the eastern side of Market Place, which connects to Strait Bargate to the north, in the heart of Boston town centre. Nearby occupiers include Marks & Spencer and branches of NatWest, Halifax and Lloyds banks. Pescod Square Shopping Centre is a short walk away with occupiers including Costa, Wilko, Waterstones, Peacocks and Superdrug. Market Place provides street car parking for approximately 120 cars and is home to Boston Market that is held twice a week.

### Description

The property comprises two ground floor shops with office/ancillary accommodation on the first and second floors. The first and second floors can be accessed via an entrance from Grant's Lane. The property benefits from a large site totalling 0.8 acres.

### Tenure

Freehold.

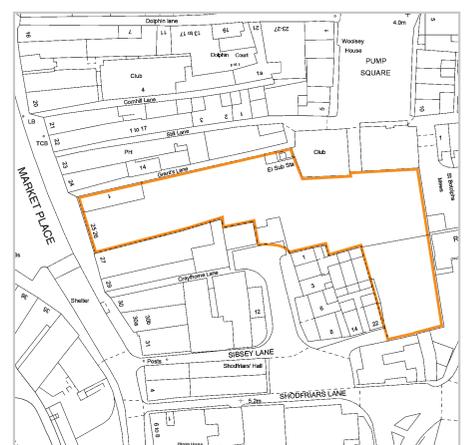
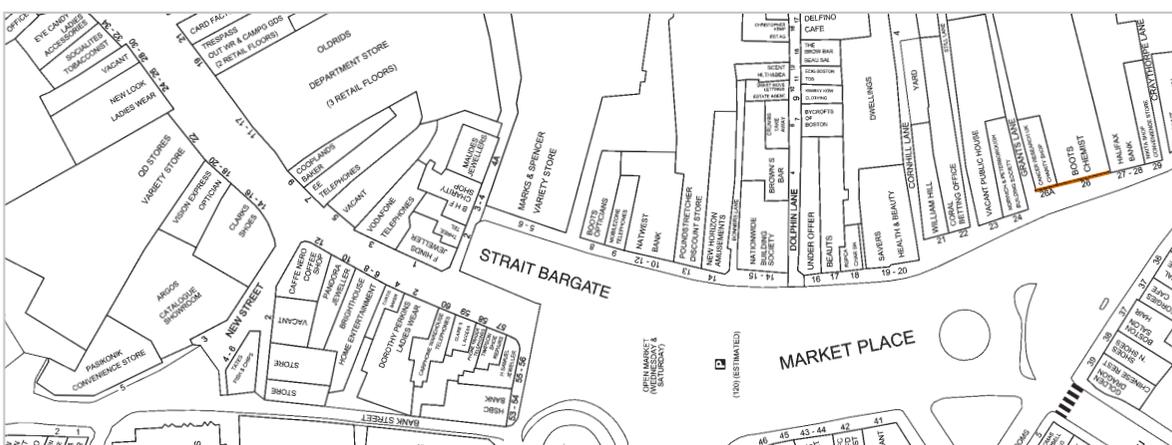
### VAT

VAT is applicable to this lot.

### Viewings

There will be accompanied viewings for this property on Wednesday 15th March and Wednesday 22nd March. If you would like to attend either of these viewings you will need to register your details with the Auctioneers first. Please contact George Watkins - E: george.watkins@acuitus.co.uk

### Six Week Completion



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
 David Margolis  
 +44 (0)20 7034 4862  
 david.margolis@acuitus.co.uk

**Acuitus**  
 George Watkins  
 +44 (0)20 7034 4861  
 george.watkins@acuitus.co.uk

**Associate Auctioneer Lambert Smith Hampton**  
 Sam Elkington  
 +44 (0)1522 814696  
 selkington@lsh.co.uk



**Seller's Solicitors: ASB Law**  
 Angela Ruminski  
 +44 (0)1622 656526  
 angela.ruminski@asb-law.com