

# 21 Market Place, Boston, Lincolnshire PE21 6EH

Freehold Retail Investment

Lot 28

£27,500 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	107.60 sq m (1,158 sq ft)	WILLIAM HILL	20 years from	£27,500	31/03/2021 and
First	Ancillary	59.80 sq m (643 sq ft)	ORGANIZATION	31/03/2016		5 yearly
Second	Ancillary	32.50 sq m (350 sq ft)	LIMITED (1)	until 30/03/2036 (2) on a full repairing and insuring lease (3)		
<b>Total</b>		<b>199.90 sq m (2,152 sq ft)</b>			<b>£27,500</b>	

- (1) William Hill are the UK's largest land-based bookmaker with 2,375 licensed betting shops in the UK and employ more than 16,000 people in nine countries (Source: www.williamhillplc.com 05/04/2017). For the year ending 29th December 2015, William Hill Organization Limited reported a turnover of £873,900,000, pre-tax profits of £246,400,000 and a total net worth of negative -£625,000,000 (Source: Experian Group 03/04/2017).
- (2) The lease provides for a tenant option to determine the lease on 30/03/2021 subject to one year's rental penalty. The lease further provides for a tenant option to determine the lease on 30/03/2026 and 30/03/2031.
- (3) Subject to clause 3.8(a) of the lease.

## Key Details

- Entirely let to William Hill Organization Limited on a new 20 year lease from 2016 (subject to option)
- Prominent Town Centre location
- Self-contained first floor with future residential conversion potential (subject to consents)
- Full planning permission for a rear extension
- Close to Marks & Spencer, Boots the Chemist, Holland & Barrett and Savers

## Location

Miles: 34 miles south-east of Lincoln  
34 miles north-east of Peterborough  
55 miles east of Nottingham

Roads: A16, A52

Rail: Boston Railway Station

Air: East Midlands Airport

## Situation

The property is situated in a prominent corner position on the east side of Market Place, at its junction with Cornhill Lane in the heart of Boston town centre. Nearby occupiers include Marks & Spencer, Boots the Chemist, Holland & Barrett and NatWest, Halifax and Lloyds banks. Market Place provides car parking for approximately 120 cars and Boston Market is held twice a week.

## Description

The property comprises ground floor retail accommodation and self-contained ancillary accommodation on the first and second floors accessed only via an external staircase at the rear. The property was newly built in the 1980s with concrete floors throughout, which may be beneficial to any residential conversion potential of the upper floors (subject to consents). The second floor is currently accessed via a hatch and a ladder. The property further benefits from a large rear yard with planning permission for a ground floor extension.

## Tenure

Freehold.

## VAT

VAT is not applicable to this lot.

## Six Week Completion



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