

# 9 Strait Bargate, Boston, Lincolnshire PE21 6EE

Freehold Retail Investment

**Lot 42**

£25,000 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail	76.46 sq m	(823 sq ft)	COOPLAND & SON (SCARBOROUGH) LIMITED (1)	5 years from 11/06/2017 on a full repairing and insuring lease	£25,000
First	Ancillary	55.37 sq m	(596 sq ft)			
Second	Ancillary	56.21 sq m	(605 sq ft)			
Third	Ancillary	48.70 sq m	(524 sq ft)	t/a Cooplands Bakery		
<b>Totals</b>		<b>236.74 sq m</b>	<b>(2,548 sq ft)</b>			<b>£25,000</b>

(1) For the year ending 31st March 2016, Coopland & Son (Scarborough) Limited reported a turnover of £42,109,517, pre-tax profits of £1,734,794 and a total net worth of £12,178,819 (Source: Experian Group 20/07/2017). Founded in 1885, Cooplands are now one of the country's leading bakers with over 140 branches in the Yorkshire, Humberside, Lincolnshire and Teesside areas (Source: www.cooplands-bakery.co.uk 20/07/2017).

## Key Details

- Let to Coopland & Son (Scarborough) Limited (Lease Renewal)
- New 5 year lease from June 2017
- Rebased rent (previous rent £35,000 p.a.x.)
- Nearby occupiers include Marks & Spencer, Boots the Chemist, Argos, WH Smith and adjacent to Oldrids Department Store
- VAT-free Investment

## 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 in an excellent trading location on the southern side of Strait Bargate, the prime retailing pitch in Boston town centre. Pescod Square Shopping Centre, housing retailers such as Costa, Next, Waterstones and Wilko, is located close by with other neighbouring occupiers including Marks & Spencer, New Look, WH Smith, Argos, Poundstretcher and branches of Nationwide, Lloyds and Halifax banks.

## Description

The property comprises a ground floor shop with ancillary accommodation on the first and second floors.

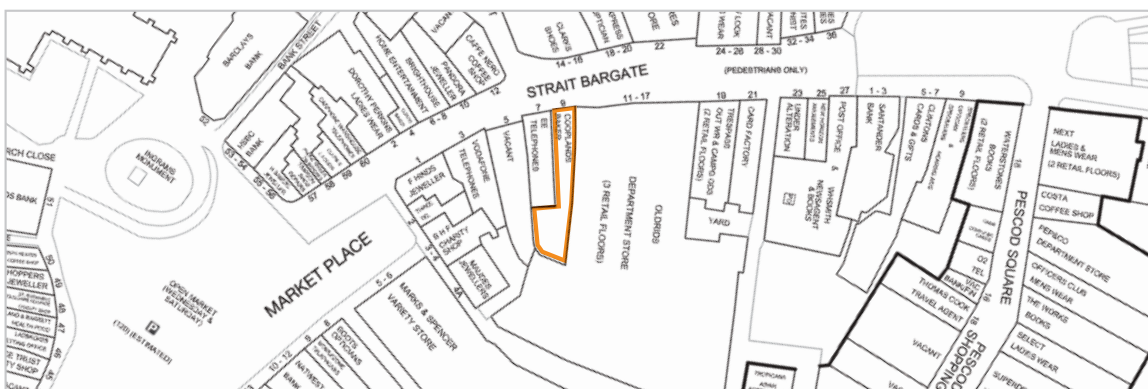
## Tenure

Freehold.

## VAT

VAT is not applicable to this lot.

## 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

**Seller's Solicitors: Symes Bains Broomer**  
Helen Barton  
+44 (0)1724 281616  
helen.barton@sbbllaw.com