# 8 Market Place, **Boston, Lincolnshire PE21 6EH**

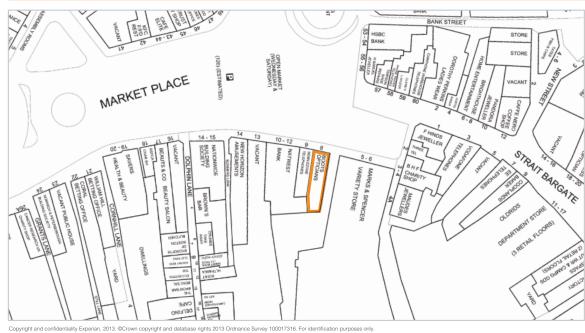
**Freehold Retail Investment** 



## **Tenancy and accommodation**

Floor	Use		p <b>r Areas</b> pprox)	Tenant	Term	Rent p.a.x.	Reversion
Ground First Second	Retail Ancillary Ancillary	88.92 sq m 76.9 sq m 84.3 sq m	(957 sq ft) (827 sq ft) (907 sq ft)	BOOTS OPTICIANS PROFESSIONAL SERVICES LIMITED (1)	10 years from 23/10/2012 on a full repairing and insuring lease	£39,430	22/10/2022
Total		250.12 sq m	(2,691 sq ft)			£39,430	

(1) For the year ending 31st August 2016, Boots Opticians Professional Services Limited reported a turnover of £278,106,000, pre-tax profits of £21,073,000 and a total net worth of £72,306,000 (Source: Experian Group 06/04/2018).



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Lot 52

£39,430 per annum exclusive



#### **Key Details**

- Prominent town centre location in affluent Lincolnshire market town
- · Let to Boots Opticians
- Trading as an opticians for at least 30 years
- Neighbouring occupiers include Marks & Spencer, H Samuel, KFC, NatWest, Barclays and Lloyds banks

#### On behalf of WESLEYAN

#### Location

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

#### Situation

The property is prominently situated adjacent to Marks & Spencer, on the east side of Market Place in the heart of Boston town centre. Other neighbouring occupiers include H Samuel, KFC, NatWest, Barclays and Lloyds banks. Market Place provides car parking for approximately 120 cars and Boston Market is held twice a week.

#### Description

The property comprises retail accommodation on the ground floor and ancillary accommodation on the first and second floors.

#### Tenure

Freehold

#### VAT

VAT is applicable to this lot.

### **Six Week Completion**