

8 Market Place, Boston, Lincolnshire PE21 6EH

Freehold Retail Investment

Lot 52

£39,430 per annum
exclusive



Tenancy and accommodation

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

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

Rail: Boston Railway Station

Air: East Midlands Airport

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



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