

8 Market Place, Boston, Lincolnshire PE21 6EH

Freehold Retail Investment

Lot 33

£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 | 10 years from | £39,430 | 22/10/2022 |
| First | Ancillary | 76.9 sq m (827 sq ft) | OPTICIANS | 23/10/2012 on a | | |
| Second | Ancillary | 84.3 sq m (907 sq ft) | PROFESSIONAL SERVICES LIMITED (1) | full repairing and insuring lease | | |
| Total | | 250.12 sq m (2,691 sq ft) | | | £39,430 | |

(1) For the year ending 31st August 2018, Boots Opticians Professional Services Limited reported a turnover of £388,826,000, pre-tax profits of £16,575,000 and a total net worth of £82,713,000 (Source: Experian Group 13/01/2020).

Key Details

- Prominent town centre location in important Lincolnshire market town
- Let to Boots Opticians
- Trading as an opticians for at least 30 years
- Neighbouring occupiers include 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 located 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.

Energy Performance Certificate

See legal pack at www.acuitus.co.uk



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