

9 Wide Bargate,
Boston, Lincolnshire PE21 6QY
 Grade II Listed Town Centre Freehold Retail Investment

Lot 41
 £45,000 per annum
 exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	195.70 sq m (2,106 sq ft)	SPECSAVERS	10 years from 17/04/2015	£45,000	17/04/2020
First	Ancillary	145.95 sq m (1,571 sq ft)	OPTICAL	expiring 16/04/2025 on a full repairing and insuring lease		
Second	Ancillary	60.55 sq m (652 sq ft)	SUPERSTORES LIMITED (1)			
Total		402.20 sq m (4,329 sq ft)			£45,000	

(1) For the year ended 28th February 2019, Specsavers Optical Superstores Limited reported a turnover of £667,178,000, pre-tax profits of £14,066,000 and a total net worth of £68,184,000 (Source: Experian 20/12/2019). "...A family-run business for over 30 years...in the UK, Ireland, Netherlands, Norway, Sweden, Denmark, Finland, Spain, Australia and New Zealand, employing over 32,500 people who work across our 1,978 stores. In 2018/19 Specsavers sold more than 21.9 million frames, 530 million contact lenses, and 400,000 hearing aids" (Source: www.specsavers.co.uk).

Key Details

- Prominent town centre location in Lincolnshire market town
- Adjacent to Waterstones and the Pescod Square Shopping Centre with 400 car parking spaces
- Let to Specsavers Optical Superstores Limited
- Nearby occupiers include Next, Greggs, Wilko, Oldrids, Caffè Nero and Costa Coffee

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 on the southern side of Wide Bargate, adjacent to the Pescod Square Shopping Centre in the heart of Boston town centre. Market Place is close by, which provides street car parking for approximately 120 cars and is home to Boston Market that is held twice a week. Nearby occupiers include Waterstones (adjacent), Next, Greggs, Costa Coffee, Caffè Nero, Santander, Clarks, Superdrug, Peacocks, Poundland and Wilko.

Description

This Grade II listed property comprises ground floor retail with ancillary accommodation on the upper floors.

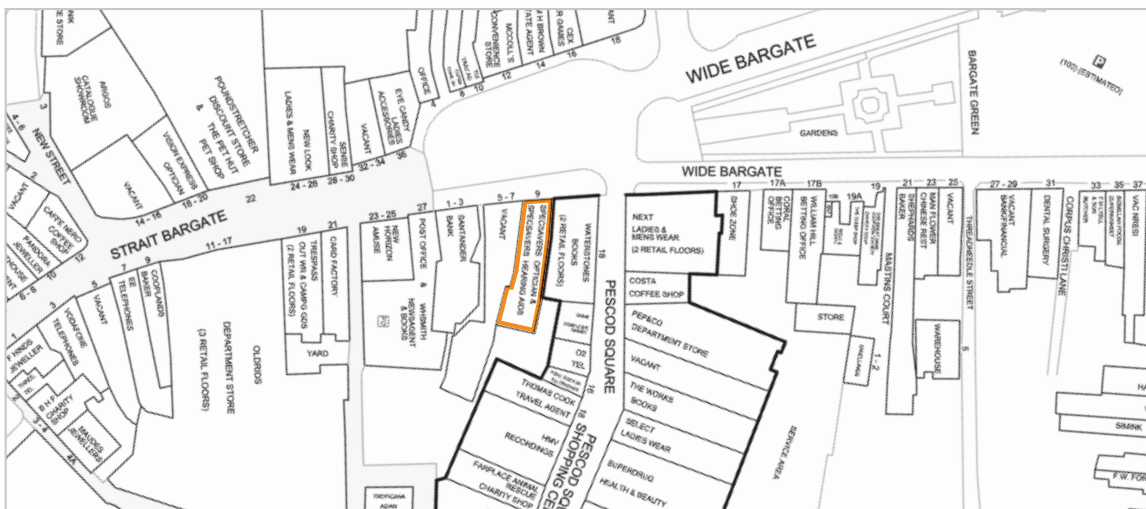
Tenure

Freehold.

VAT

VAT is 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
 Peter Mayo
 +44 (0)20 7034 4864
 peter.mayo@acuitus.co.uk

Acuitus
 George Goucher
 +44 (0)20 7034 4860
 george.goucher@acuitus.co.uk

Seller's Solicitors: Hugh-Jones LLP
 Birshen Aktan
 +44 (0)20 8346 2236
 b.aktan@hugh-jones.co.uk