

# Lot 25

£30,000 Per Annum  
Exclusive

## 5-7 Wide Bargate, Boston, Lincolnshire PE21 6QY

Well Located Grade II Listed Town Centre Freehold Retail Investment



### Key Details

- Let to SENSE (a National Charity)- on new 10 year lease from June 2021
- Fully Refurbished Shop-Approx. 462.16 sq m (4,975 sq ft)
- Prominent Town Centre location in Lincolnshire Market Town
- Adjacent to Specsavers and close to the Pescod Square Shopping Centre with 400 car parking spaces
- Nearby retailers include Next, WH Smith, Greggs, Wilko, Caffe 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 in a prominent trading position on the pedestrianised Wide Bargate where it meets Strait Bargate. Strait Bargate is the principal pedestrianised section of Boston town centre. Pescod Square Shopping Centre is immediately to the rear of the subject property and the entrance is adjacent to the property. Other retailers in the immediate vicinity include Specsavers, Waterstones, WH Smith and Oldrids Department Store. Pescod Square Shopping Centre is anchored by Wilkinson, Peacocks and various other multiple retailers such as Next, Superdrug and Costa Coffee. The property is also well positioned close to the main town centre car parks. Every Wednesday and Saturday there is a market on Strait Bargate close to the property thereby driving additional footfall past the building.

### Description

This Grade II listed property comprises a large ground floor shop with ancillary accommodation on the first floor. The property was thoroughly refurbished prior to the present tenancy commencing but the second floor is not currently used.

### Tenure

Freehold.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	336.94 sq m (3,627 sq ft)	SENSE (2)	10 years from 7/06/2021 on a full repairing and insuring lease (1) (3)	£30,000	07/06/2026
First	Ancillary	125.22 sq m (1,348 sq ft)				
Second	Ancillary		Void			
<b>Total</b>		<b>462.16 sq m (4,975 sq ft)</b>			<b>£30,000</b>	

- (1) The lease provides for a tenant option to determine on 7th June 2026
- (2) Sense, the National Deaf, Blind and Rubella Association founded 60 years ago with over 100 Sense Shops across England and Wales, has an annual turnover of more than £60 million.(Source: - www.sense.org.uk)
- (3) There is a waiver in respect of the repairing covenants of the upper floors, until such time as the tenant occupies this accommodation-please see lease.

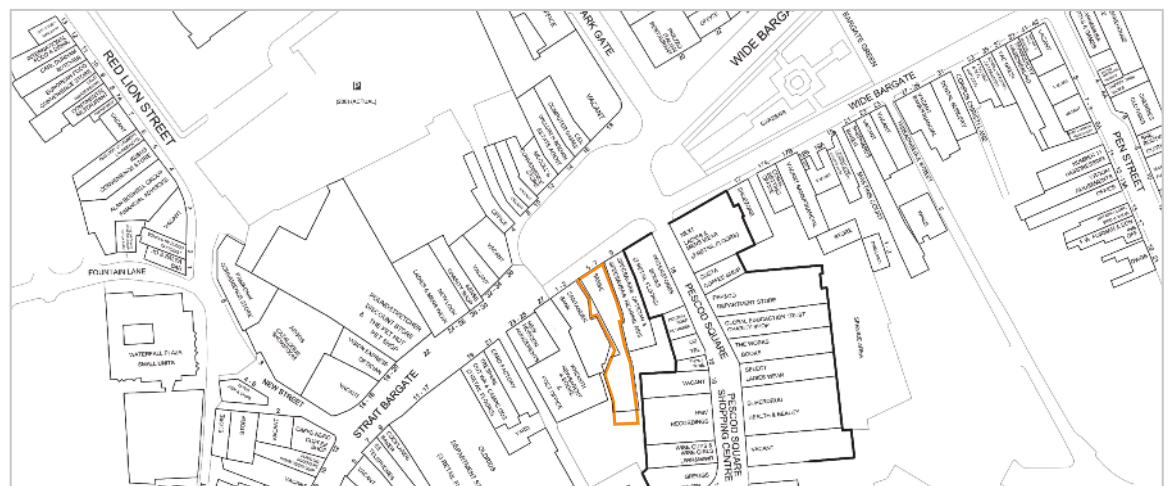
### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk)

### 6 week completion



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**Acuitus**  
David Margolis  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Acuitus**  
Peter Mayo  
+44 (0)20 7034 4864  
+44 (0)7833 459 318  
[Peter.mayo@acuitus.co.uk](mailto:Peter.mayo@acuitus.co.uk)

**Seller's Solicitors: Druces LLP**  
Ms Jamie Coulthard  
+44 (0)20 7638 9271  
[j.coulthard@druces.com](mailto:j.coulthard@druces.com)