

Lot 36, 3 Strait Bargate, Boston, Lincolnshire PE21 6EE

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Lot 36, 3 Strait Bargate, Boston, Lincolnshire PE21 6EE

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)

Property Information

Freehold Town Centre Retail Investment

- Let to Vodafone Limited
- Re-based rent in 2018 (previous rent £57,500 pax)
- Excellent Town Centre trading location close to Pescod Square Shopping Centre
- Nearby occupiers include Caffé Nero, Costa Coffee, WH Smith, Morrisons Daily and Next.

Lot 36
Auction 12/Jul/2022

Rent £41,850 per Annum Exclusive
Status Available

Sector High Street Retail
Auction Venue Live Streamed Auction

Location

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

Situation

Boston is an historic Lincolnshire market town with an excellent population. The property is situated in an excellent trading location on the southern side of Strait Bargate - the main retailing pitch in Boston. Nearby retailers include Caffé Nero, Costa Coffee, WH Smith, Morrisons Daily and Next.

Tenure

Freehold.

EPC

EPC - D

Description

The property comprises a shop arranged on the ground floor with ancillary accommodation arranged on the first and second floors.

VAT

VAT is applicable to this lot.

Completion Period

6 week completion.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 36, 3 Strait Bargate, Boston,

Lincolnshire PE21 6EE

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	97.73	(1,052)	VODAFONE LIMITED (1)	5 years from 21/12/2018 on an FRI lease	£41,850
First	Ancillary	102.29	(1,101)			
Second	Ancillary	88.16	(949)			
Total		288.18	(3,102)			£41,850

(1) From the latest accounts published on 31/03/2021 Vodafone Limited recorded a turnover of £5,384,000,000, a pre-tax profit of £179,200,000 and a shareholders funds of £5,932,000,000. (Northrow: 20/06/2022)

**Lot 36, 3 Strait Bargate, Boston,
Lincolnshire PE21 6EE**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Lot 36, 3 Strait Bargate, Boston, Lincolnshire PE21 6EE

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Lot 36, 3 Strait Bargate, Boston, Lincolnshire PE21 6EE

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



**Lot 36, 3 Strait Bargate, Boston,
Lincolnshire PE21 6EE**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Lot 36, 3 Strait Bargate, Boston, Lincolnshire PE21 6EE

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Lot 36, 3 Strait Bargate, Boston, Lincolnshire PE21 6EE

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Edward Martin
+44 (0)20 7034 4854
+44 (0)7478 673 535
edward.martin@acuitus.co.uk

Seller's Solicitors

Keystone Law
48 Chancery Lane
London
WC2A 1JF

Adam Perry
+44 (0) 20 3319 3700
adam.perry@keystonelaw.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
September 2020