

LOT 27

BOSTON

57/58 MARKET PLACE, PE21 6EH

- Two freehold shops with ancillary accommodation on first/second floor
- Prominent town centre location
- Over looking Market Place
- Producing £35,000 per annum

DESCRIPTION

The property comprises a three storey building with two ground floor shops with first and second floor ancillary space. The property is situated in very prominent position over Market Place with other nearby occupiers that include H Samuel, Pound Stretcher, Ladbroke's and Lloyds Bank.



LOCATION

Summary: Miles: Lincoln 34 miles, Nottingham 56 miles
Roads: A52, A16
Rail: Boston
Nearby Occupiers: Marks & Spencer, KFC, Ladbroke's, Boots, Holland & Barrett, Argos

TENURE

Freehold

VAT

Refer to the legal documentation

EPC

See website

PLANNING

Boston Borough Council (01205 314305) www.boston.gov.uk.

ADDRESS	TENANT	FLOOR	USE	SQ M	SQ F	LEASE TERMS	RENT £ PA	RENT REVIEW
57 Market Place	Individual (Phone Trader)	Ground	Retail	35.70	384	10 years from 27/02/2012	£19,000	
58 Market Place	Sandymere Ltd (Timpson)	Ground First Second	Retail Ancillary / wc Ancillary	26.57 28.69 42.33	286 309 456	20 years from 06/10/2003	£16,000	Break 05/10/2018 has been removed - Ref (2)
TOTAL				133.29	1,435		£35,000	

1) The areas are for guidance and are not verified.

2) The break in the lease for No 58 in 2018 has been removed, due to landlords works that have been undertaken - please refer to legal pack.

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