

# BOSTON

## RETAIL UNIT TO LET

Lawrence Lane PE21 8QD

**LYONS  
THOMPSON  
LETT'S**  
PROPERTY CONSULTANTS



### Location and Description

Boston is an affluent East Lincolnshire Market Town providing the main retail and commercial facilities for both the town residents and surrounding extensive agricultural based catchment. It has a resident population of circa 65,000 within the immediate area and a catchment population of approximately 125,000.

The town is located approximately 37 miles north east of Peterborough and 35 miles south east of Lincoln.

The Property adjacent to B&M Bargains, just outside the main centre, along Lawrence Lane (vehicle access off Rosegarth Street) benefiting from 120 space car park.

### Lease Details and Rent

The property is available on a new effective FR&I lease for a term to be agreed.

**Rental offers are sought in the region of £40,000pax.**

### Accommodation

The premises comprise the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	3,088	287

### Business Rates

Rateable Value - £27,250  
UBR (2020/21) – 49.9p

Prospective Tenants are advised to make their own enquiries with the Local Rating Authority to verify the above information.

### VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

### EPC

A full copy of the EPC is available upon request from the agent.

### All Enquiries

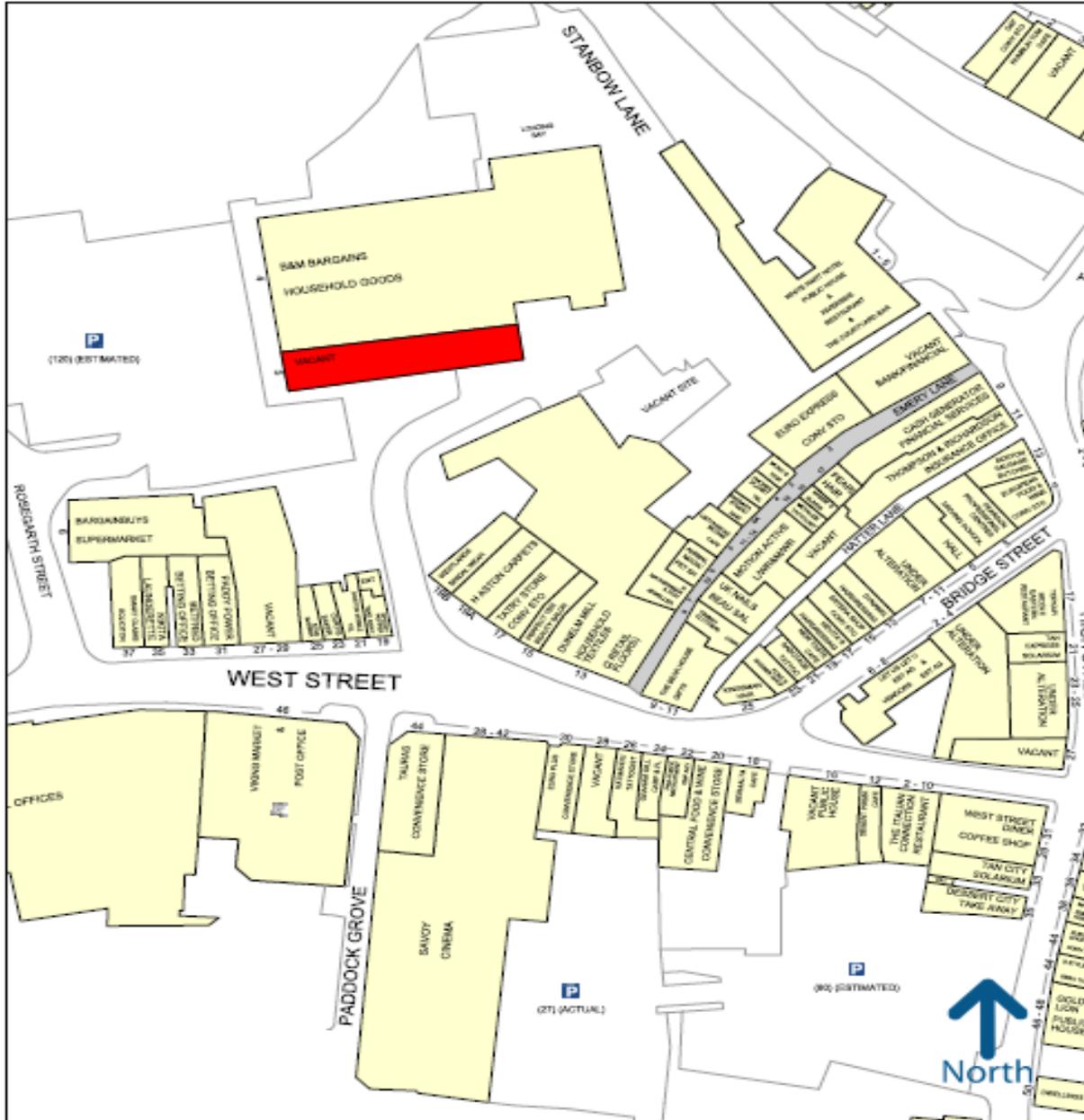
**Tim Letts**  
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Lawrence Lane, Boston PE21 8QD



Boston



50 metres

Experian Good Plan Created: 14/02/2020  
Created By: LTL Property Consultants Limited



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April 2020. Subject to Contract.

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