

**Lawrence Lane
BOSTON
PE21 8QD**

**Up to 24,000 sq ft
retail/leisure space
with dedicated parking**



Lawrence Lane

Description

The premises comprise two adjoining ground floor retail units. The site area extends to 2.04 acres (0.83 hectares) and benefits from a car park with approximately 110 spaces.

Comprehensive redevelopment would be considered to create a new 25,000sqft unit with 150 parking spaces – further details on request.

Location

Boston is an affluent market town in East Lincolnshire providing the main retail and commercial facilities for the area. It has a resident population of circa 65,000 within the immediate area and catchment population of approximately 125,000.

The town is approx 37 miles north east of Peterborough and 35 miles south east of Lincoln. It has its own dedicated rail station, which is serviced by East Midlands Trains providing hourly connections to Nottingham and Skegness.

Accommodation

The available space comprises the following approximate floor areas:

	sq ft	sq m
Unit A	3,086	286.7
Unit B	20,674	1,920.67



Boston Station



River Witham and St Botolph's Church



Pescod Square shopping



White Hart Hotel



West Street



Boston Market



Lawrence Lane

Lease Terms

The premises are available on a new effective FR&I lease for a term to be agreed. Rent available on request.

Business Rates

Rateable Values

Unit A: £22,000

Unit B: £82,500

Prospective occupiers 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 and prevailing rate.

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

Subject to Contract.

EPC

A copy of the EPC is available upon request.

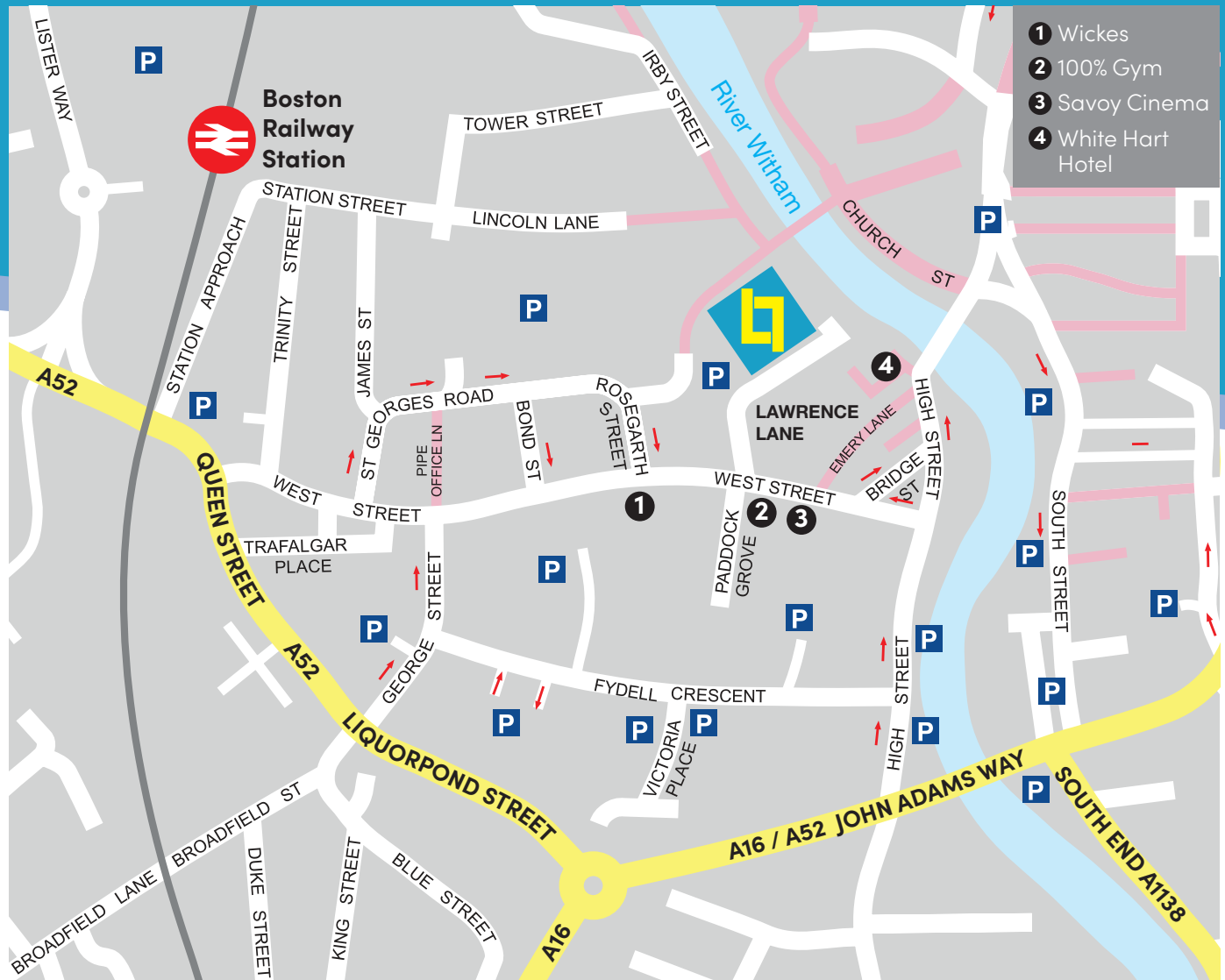
All enquiries



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