



## **27-28 MARKET PLACE BOSTON, PE21 6EH**

### **FOR SALE**

- Town centre bank premises with 307.49sq.m/3310sq.ft at ground floor level
- Achieving approx. £28,000 per annum exclusive
- Prominent position
- Grade II Listed Building

**PRICE: £300,000**

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## LOCATION

Boston is a large market town and port within south-east Lincolnshire, with a resident population of 36,000 persons, sited some 30 miles south-east of Lincoln and 23 miles south of Skegness. Within the town are to be found traditional services and retail amenities with a significant retail scheme on Pescod Square.

The property is prominently situated on Market Place in a well-established, high footfall area of the town centre. Neighbouring occupiers include Boots the Chemist, Edinburgh Woollen Mill, and Holland & Barrett.

## ACCOMMODATION

### MAIN BANKING HALL

Split with:

### GLASS PARTITIONED OFFICE

### 3X FURTHER GLASS PARTITIONED OFFICES/MEETING ROOMS

### ATM ROOM

### KITCHEN

With base units, stainless steel sink and drainer, and electric heater.

### BACK OFFICE

With door to store and secure area.

### GENTS WC

With urinal, cubicle, and wash hand basin.

### LADIES WC

With 2x cubicles and wash basins.

### OFFICE

With air conditioning unit.

### OUTSIDE

Rear access to staff parking.



## SERVICES

Some mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants should make their own enquiries.

## RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Bank and premises

Rateable Value - £43,000 (£32,750 from 1st April 2026)

Rating Authority - East Lindsey District Council.

## TENURE

The property is believed to be of freehold tenure.

## LEASE DETAILS

The property is Let by way of a 5 year FRI lease from 20.08.2023 at a rent of £28,000 per annum exclusive. The tenant has a break clause at the end of Year 3.

## VAT

Please note, all prices quoted may be subject to VAT unless stated otherwise.

## VIEWING

Strictly by appointment with the sole agents, TES Property.