



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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PRIME SHOP UNIT TO LET

12 PESCOD SQUARE SHOPPING CENTRE, BOSTON

Location

The unit occupies a prominent position within this 2004 built Award Winning Shopping Centre. The Centre incorporates a 400 space decked shoppers car park. Nearby retailers include **Next, Waterstones, Peacocks and Superdrug. Marks and Spencer** and the 96,000 sq ft **Oldrids Department Store** which has customer entrances from the Centre.

Accommodation

Gross Frontage	7.29 m	23' 1"
Shop Width	6.94 m	22' 9"
Shop Depth	19.93 m	65' 6"
Ground Floor	137.77 sq m	1,483 sq ft
First Floor	134.14 sq m	1,444 sq ft

Tenure

The property will be available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Commencing Rental

Upon Application

Service Charge

The annual variable service charge payable for the year 2017 is £10,281 and insurance of £3,580 plus VAT.

Rating Assessment

The property is assessed for rates as follows:

Rateable Value	£76,500
Rateable Value (2018/19)	£38,021

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

EPC Rating

A copy of the EPC is available upon request.

Legal Costs

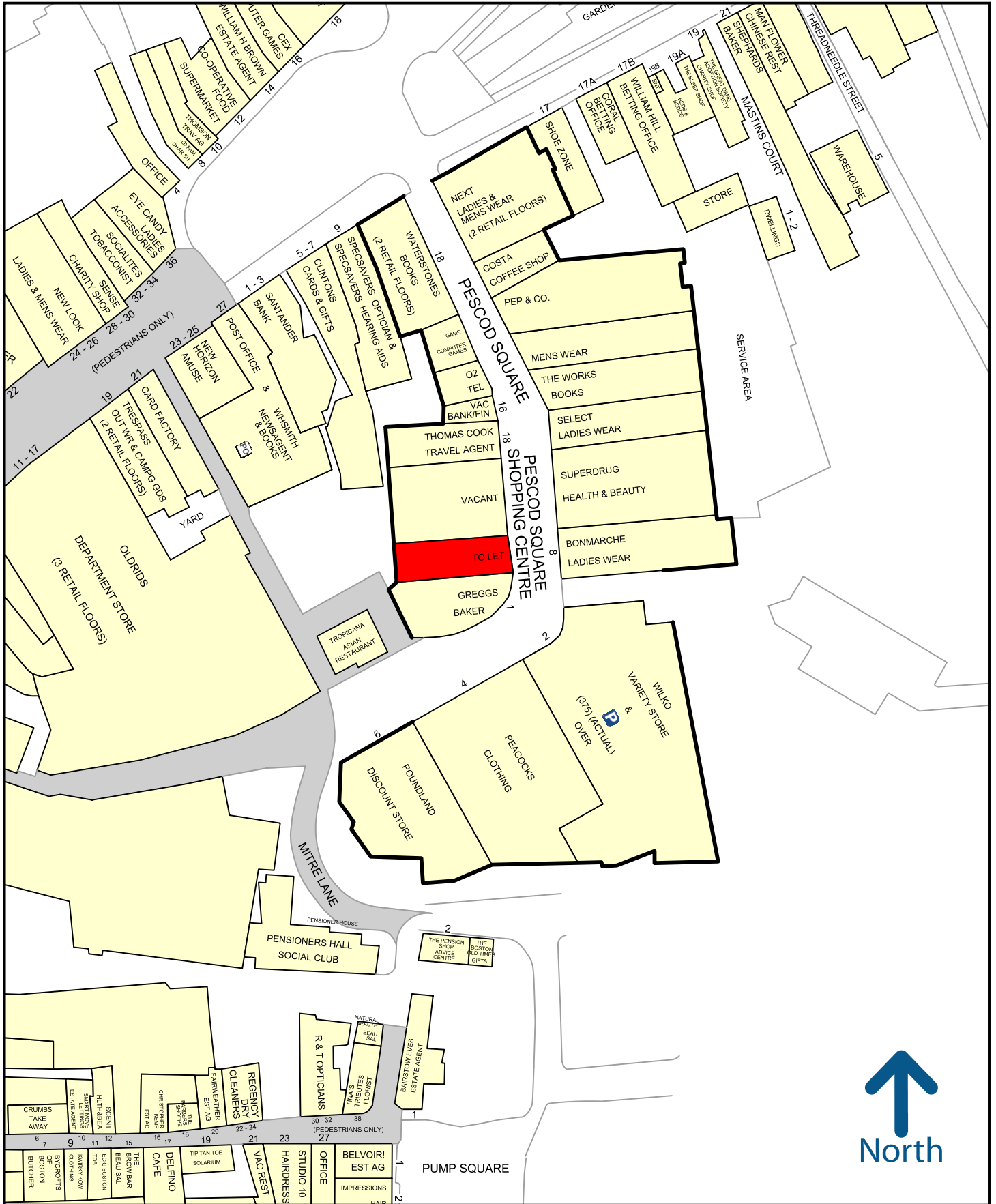
Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

Viewing – Strictly by appointment with the joint agents

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Julie Fawley
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Date prepared: February 2019. All transactions are stated exclusive of VAT. Subject to Contract.



50 metres

Experian Goad Plan Created: 27/09/2017
Created By: RHT

