

PROPERTY CONSULTANTS

012 1 212 7800 | www.rhtretail.co.uk | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



# PRIME SHOP UNIT TO LET – 2,878 SQ FT SALES AREA

# 4 PESCOD SQUARE SHOPPING CENTRE, BOSTON

# Location

The unit occupies a prominent position within this 2004 built award winning Shopping Centre of approximately 93,000 sq ft. The Centre incorporates a 400 space decked shoppers car park. Nearby retailers include Next, Waterstones, Peacocks and Superdrug. Marks & Spencer and the 96,000 sq ft Oldrids Department Store which has customer entrances from the Centre.

#### **Accommodation**

The unit is arranged over ground floor only having approximate areas and dimensions.

Gross Frontage	8.00 m	26' 3"
Shop Width min	7.30 m	23' 11"
Shop Depth	37.29 m	122 ' 4"
Ground Floor Area	267.37 sq m	2,878 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.

# Rental

Offers based on £55,000 per annum exclusive are invited.

# Service Charge

Annual variable service charge currently £8,946 and insurance £2.846 + VAT.

## **Rating Assessment**

Rateable Value

£65,000

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**

Available upon request.

# **Leaal 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:

Richard Ward

DD: 0121 212 7809

Email: richardw@rhtretail.co.uk

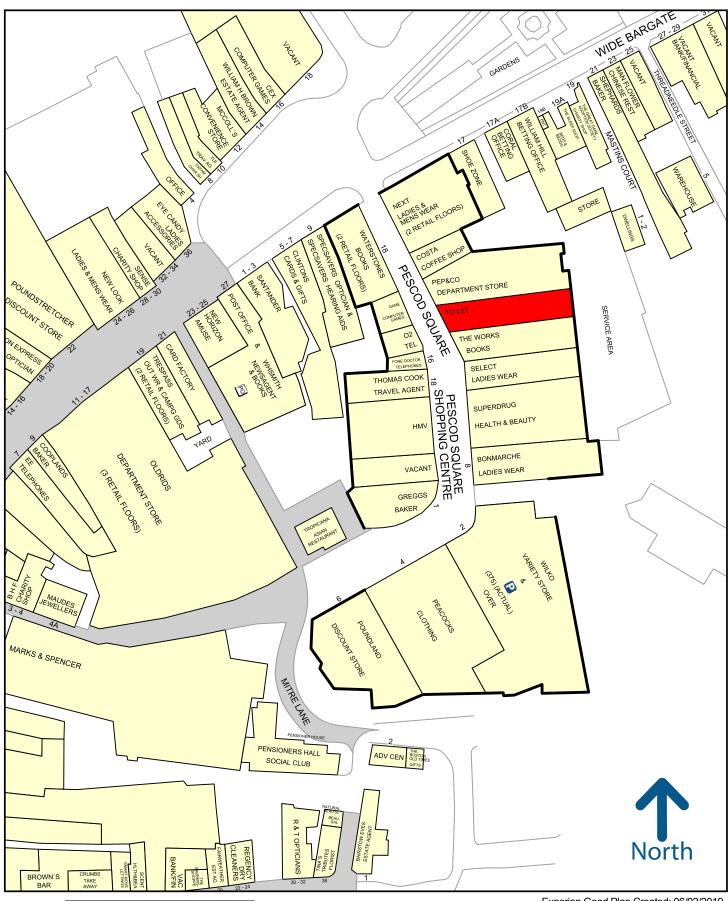
Or

Julie Fawley Fawley Watson Booth DD: 0113 234 7900

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







50 metres

Experian Goad Plan Created: 06/02/2019 Created By: RHT

