



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**. The 96,000 sq ft **Oldrids Department Store** which has a customer entrance 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 £10,107 and insurance of £3,126 plus VAT.

Rating Assessment

The property is assessed for rates as follows:

Rateable Value £76,500

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:

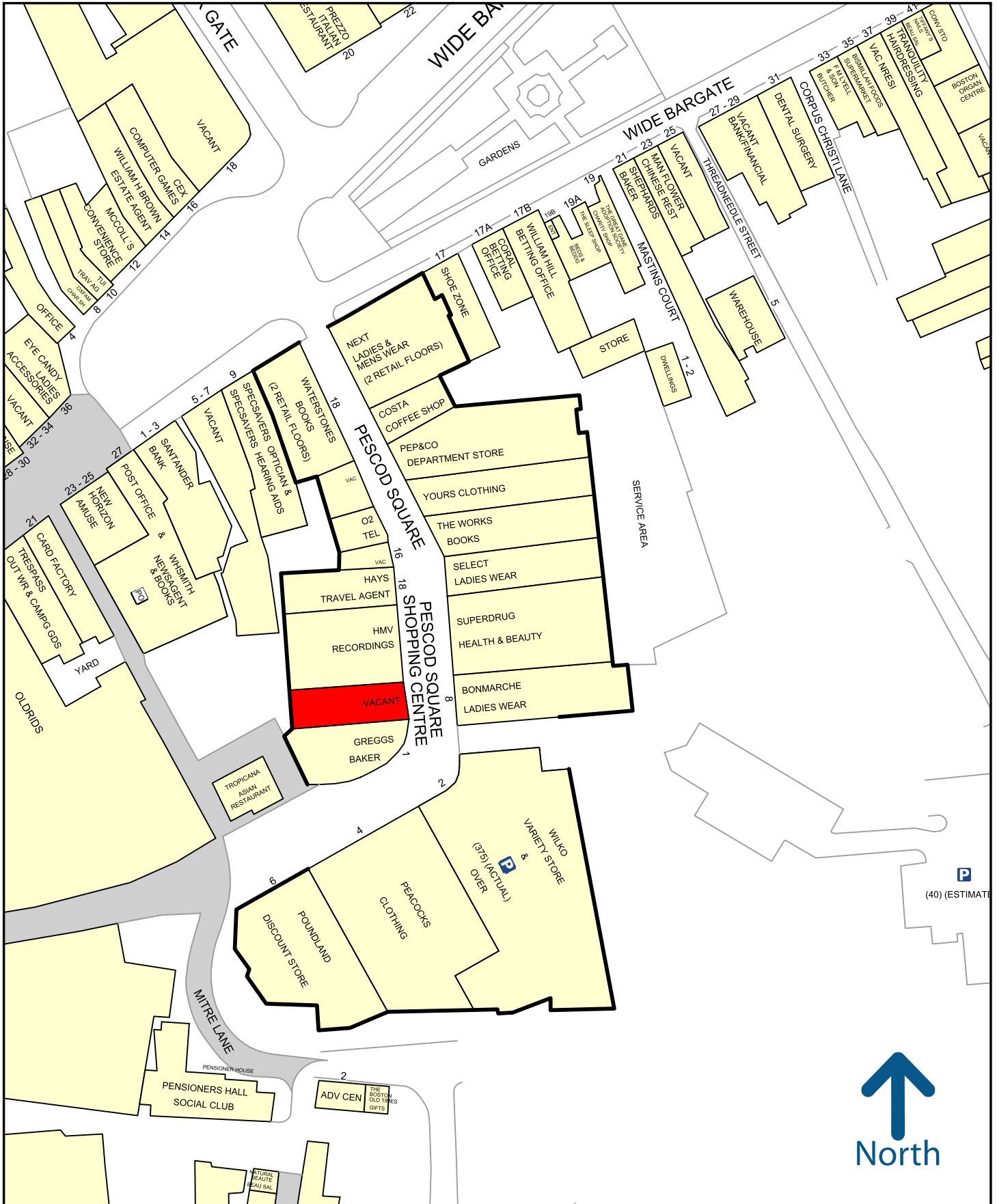
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Updated: January 2020. All transactions are stated exclusive of VAT. Subject to Contract.

Misrepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.



50 metres

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Created By: RHT



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