



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | [www.rhtretail.co.uk](http://www.rhtretail.co.uk) | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



## PRIME SHOP UNIT TO LET – 5,168 SQ FT SALES AREA

### 3 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	8.65 m	28' 4"
Shop Width min	8.43 m	27' 8"
Shop Width max	13.45 m	44' 1"
Shop Depth	39.16 m	128' 6"
Ground Floor Area	480.12 sq m	5,168 sq ft

#### Tenure

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

#### Rental

Offers based on £85,000 per annum exclusive are invited.

#### Service Charge

Annual variable service charge currently £16,346 and insurance £4,927.

#### Rating Assessment

Rateable Value £104,000

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.

#### 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 agent:

Richard Ward  
DD: 0121 212 7809  
Email: [richardw@rhtretail.co.uk](mailto:richardw@rhtretail.co.uk)

Julie Fawley  
Fawley Watson Booth  
DD: 0113 234 7900

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

