



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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PRIME SHOP UNIT TO LET – 917 SQ FT SALES AREA

18A 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. The centre is anchored by Wilko and nearby retailers include **Next, Waterstones, Peacocks** and **Superdrug**. The 96,000 sq ft **Oldrids** Department Store has a customer entrance from the Centre.

Accommodation

The unit is arranged over ground and first floors having approximate areas and dimensions.

Gross Frontage	11.30 m	37' 0"
Shop Width (ave)	10.50 m	34' 6"
Shop Depth	9.00 m	29' 6"
Ground Floor Area	85.19 sq m	917 sq ft
First Floor Area	84.17 sq m	906 sq ft

Tenure

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

Rental

Upon Application.

Service Charge

Annual variable service charge currently £5,784 and insurance £1,896 + VAT.

Rating Assessment

Rateable Value £53,000

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.

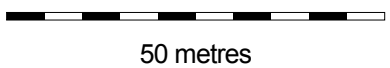
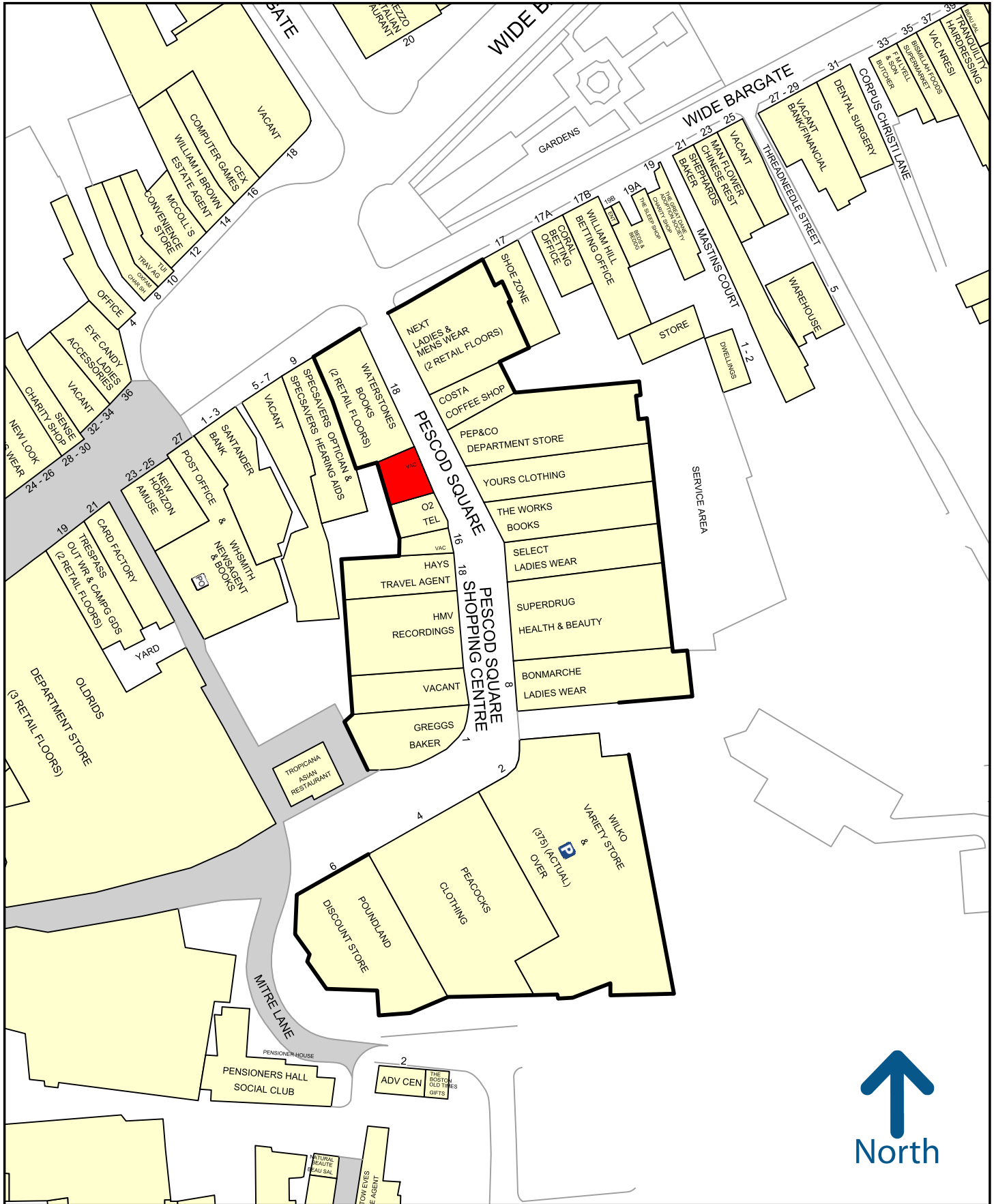
Viewing strictly by appointment with the joint agents:

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