



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | www.rhtretail.co.uk | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



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 customer entrances from the Centre and car park.

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

Offers based on £42,500 per annum exclusive are invited.

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:

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.

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