



UNIT 2, 20 WIDE BARGATE, BOSTON PE21 6RF

RESTAURANT/LEISURE/OFFICE PREMISES

- 3-storey Town Centre premises extending in terms of Net Internal Area to approximately 4,456 sq ft (414 m²) with frontage Seating Area/Terrace, Rear Yard & Car Parking.
- Premises situated immediately behind Prezzo and adjacent to The County Club
- Ground Floor largely open-plan and where we consider the premises to be suitable for Restaurant, Bar, Leisure or Office uses, subject to the relevant planning permissions being obtained.
- New effective Full Repairing and Insuring Lease available for a minimum term of 5 years.

James Cameron

Brown&Co

Grantham

01476 514433

James.cameron@brown-co.com

BROWN & CO

Property and Business Consultants

To Let: £20,000 p.a.x. Leasehold | 4,456 sq ft

LOCATION

The property occupies a prime Town Centre position immediately behind Prezzo which fronts Wide Bargate with the entrance to the premises being directly from Park Gate where the property is also adjacent to Boston County Club.

As of the 2011 Census, Boston had a population of approximately 65,000 people with the town being the largest conurbation in South Lincolnshire and with the Town Centre containing many High Street brands. Boston is situated approximately 35 miles South-East of the City of Lincoln.

DESCRIPTION

The property briefly comprises an attached 3-storey structure which we believe was constructed in the 1960s being located at the rear of Prezzo Restaurant and adjacent to Boston County Club.

The premises benefit from an extensive Terrace/Seating Area to the frontage of particular use if the premises are to be used as a Restaurant or Bar, subject to the relevant planning permission being obtained. The property benefits from gas fired central heating, a fire alarm system and partial suspended ceilings with inset lighting panels. There is a Yard to the rear and Car Parking to the side for 2/3 vehicles.

ACCOMODATION

The property provides the following accommodation and has been measured on a net internal area basis:

Floor	Description	Sq M	Sq Ft
Ground	Open-Plan Area	121	1,302
Ground	Unisex/Disabled WC	-	-
First	Offices & Stores	145	1,563
First	WC	-	-
Second	Offices & Stores	148	1,591
Second	WCs & Changing Rooms	-	-
	Total NIA	414	4,456

SERVICES

We understand that mains electricity, water, gas and drainage are connected to the property. We further understand that gas-fired central heating is provided via an Ideal Concord gas central heating boiler located within the Plant Room at Second Floor level.

We have not carried out tests on any of the services or appliances contained within the premises and as such no warranty is provided as to their condition and prospective tenants should arrange their own tests to ensure that services and appliances are in good working order prior to making a commitment to take a new lease in respect of this property.

TOWN AND COUNTRY PLANNING

Planning Consent was granted on 22nd July 2009 for the Change of Use of the property from Use Class A3 Restaurant to Use Class D1 Education & Training.

We consider that the property is suitable for continued use under Use Class D1 however, may also be suitable for use as either a Restaurant, Bar, Leisure facility or as Offices. If any of these uses are to be considered by a potential tenant, a planning application for Change of Use will need to be made to Boston Borough Council, Tel: 01205 314200.

BUSINESS RATES

The property is assessed under the 2017 Rating List as a Café, Gym and Premises with a Rateable Value of £18,250.

For further information in respect of the amount of Business Rates to be paid for this property, prospective tenants should contact Boston Borough Council. Tel: 01205 314200.

TENURE

The premises are available by way of a new effective Full Repairing & Insuring Lease for a minimum term of 5 years.

VAT

Prospective tenants are advised to clarify the position regarding VAT prior to making an offer in respect of this property.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any letting negotiated.

EPC RATING

The property has an EPC Rating of D78.

RENT

Our clients have instructed us to quote a stepped rent based on a 5 year initial lease term. The rent will be £20,000 per annum exclusive of VAT for Years 1 and 2 of the term rising to £25,000 per annum exclusive of VAT for the 3rd, 4th and 5th years of the term.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Sole Letting Agent:

Brown & Co
Granta Hall
Finkin Street
Grantham
NG31 6QZ
Tel: 01476 514433



James Cameron
01476 514450

IMPORTANT NOTICES

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Granta Hall, 6 Finkin Street, Grantham NG31 6QZ
01476 514433 | grantham@brown-co.com

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