

FOR SALE / TO LET

Restaurant Premises with Takeaway Counter Capable of Retail, Leisure and Trade Counter Uses

108 West Street | Boston | Lincolnshire | PE21 8QN



Photo July 2018, Pizza Hut Closed December 2018

Ground Floor 2,800sqft (260sqm), First Floor 895sqft (83sqm), WC's and Ancillary Accommodation – Vacant and To Let
Shared Car Park with Wickes, External Seating Area Available By Negotiation

Available Immediately on New Full Repairing and Insuring Lease
£32,500 per annum plus VAT with No Ingoing Premium

For Sale Freehold £275,000 plus VAT Subject to Contract
Includes 866sqft of Let Offices Producing £4,000 per annum

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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GREGORY MOORE
PROPERTY
07971 687 634

Location...

Boston is a bustling market town with an extensive range of local amenities, located on the South Lincolnshire Fens, approximately 35 miles to the north-east of Peterborough and 100 miles to the north of London.

Boston is predicted to be one of the fastest growing towns in the East Midlands Region. Current estimates predict the population to be in the region of 68,000 residents.

The town is a sub-regional shopping centre with approximately 100,000m² of retail shopping floor space. The town has an estimated primary retail catchment area of 77,000 shoppers. When combined with the secondary area this increases to 235,000 shoppers.

West Street is one of the busiest retail and restaurant areas of Boston being a vehicular conduit for pedestrians and cars into the town centre.

The property is located to the west of the town centre with frontage to West Street and has shared car parking with Wickes, accessed off Fydell Crescent.

Nearby out of town retail occupiers include Pets at Home, Halfords, ALDI, Currys/PC World, McDonald's Restaurant and a number of other high profile restaurants and retailers.

Accommodation...

A lobbied entrance gives access to a pair of doors, one leading to the main restaurant area, one leading to the separate adjoining takeaway counter.

Seating Area.....12.8m x 12.6, 156m² (max)

Circulation space attractively designed to incorporate double height space giving a ceiling height of 5.6m. There are a number of circular areas to encompass the salad bar and circular seating areas.

The area is currently arranged to provide 88 covers.

Takeaway Area/Waiting Room.....4.1m x 1.7m

Serving Bar.....2.3m x 4.1m

Having a range of fitted cupboards and surfaces with suspended ceilings.

Storage

Area.....2m²

Kitchen (L-shaped) 8.7m x 6m, 52m² and 5.7m x 2.8m, 16.5m²

Walk-in Fridge.....3m x 3m, 9.2m²

Rear Fire Escape Lobby, WC and Staircase

To the rear of the restaurant is a lobby giving access to the Disabled WC and staircase to the first floor.

Rear Delivery Corridor

Service vehicles access via the car park off Fydell Crescent.

Accommodation Continued...

First Floor

Ladies WCs

3 cubicles and 3 sinks.

Mens WCs

3 urinals, 1 cubicle and 2 sinks.

Staff Area comprising a WC, break out room, separate office, locker room and a plant room containing electric fuse boxes and internet services.



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Tenure...

The property is available by way of a new Full Repairing and Insuring lease with no ingoing premium.

The incoming tenant will be responsible for their own legal fees with regards to the preparation of the lease.

The property is also available Freehold with Vacant Possession of the restaurant along with an office suite on two floors extending to provide around 866sqft of accommodation.

The existing occupier has agreed a new lease for a term of three years at a rent of £4,000 per annum. The lease will be completed shortly.

Fixtures and Fittings...

Fixtures and fittings are available by separate negotiation.

Planning...

The restaurant premises have a Class A3 use under the previous Use Classes Order and an alternative use of the building will be considered subject to planning within the new Class E.

Outgoings...

The ingoing tenant will be responsible for all utilities at the property including Business Rates. The Rateable Value of the vacant property is currently £44,000, and is the subject of an appeal by the landlord. The offices have a Rateable Value of £4,750.

Viewings...

By appointment through the joint agents.
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sales@poyntons.com | poyntons.com
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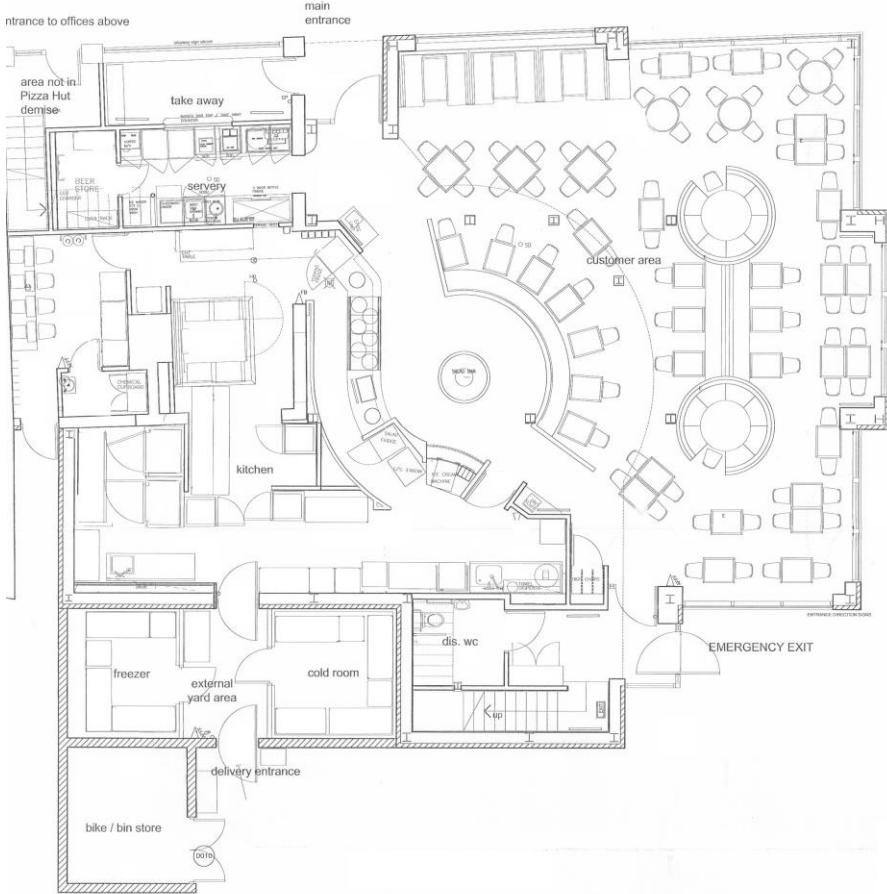
EPC...

The property has an Energy Performance Asset Rating C73.
Full details are available on request.

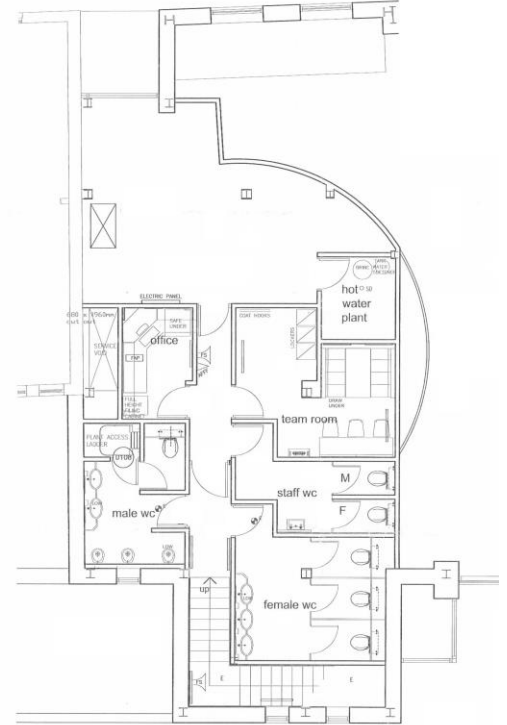
VAT...

The vendor reserves the right to charge VAT where applicable.

Floor Plans...



GROUND FLOOR

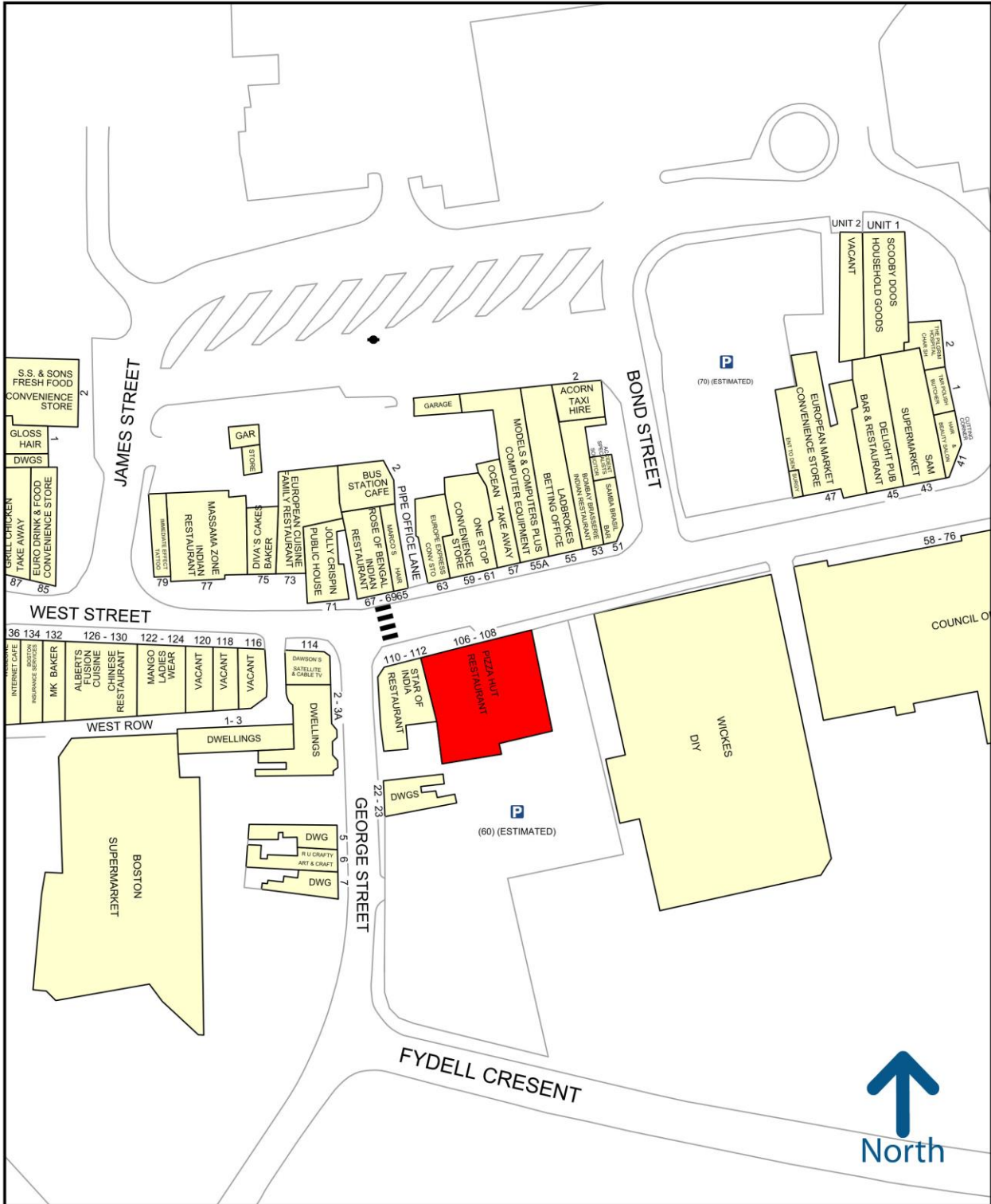


FIRST FLOOR

Floor plans of the office suite are available on request.



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Experian Goad Plan Created: 20/07/2018
Created By: Poyntons Consultancy Ltd



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