

Boston **47 Market Place** **Lincolnshire** **PE21 6NF**

- **Attractive Freehold Shop Investment**
- Entirely let to Holland & Barrett Retail Ltd
- Busy town centre location
- Situated close to Marks & Spencer
- Reversion September 2019
- Current Rent Reserved

£28,300 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
The historic town of Boston, with a population of 35,000, is the capital of the Fenland district, located midway between Peterborough, 35 miles to the south and Lincoln, 35 miles to the north. Boston is located on the A16 and A52, 28 miles east of Grantham and the A1. The property is situated on the west side of Market Place in the heart of this attractive town centre. Boston Railway Station lies some 0.3 miles to the west across the River Witham. Occupiers close by include Ladbrokes (adjacent), Lloyds Bank, Barclays, NatWest, HSBC, Marks & Spencer, Nationwide, Boots and KFC, amongst many others.

Description
The property is arranged on ground and two upper floors to provide a shop on the ground floor with ancillary accommodation over the first and second floors.

The property provides the following accommodation and dimensions:

Gross Frontage	5.04 m	(16' 6")
Net Frontage	4.26 m	(13' 11")
Shop Depth	17.05 m	(55' 11")
Built Depth	21.95 m	(72' 0")
Ground Floor	101.40 sq m	(1,092 sq ft)
First Floor	70.85 sq m	(763 sq ft)
Second Floor	69.60 sq m	(749 sq ft)
Total	241.85 sq m	(2,603 sq ft)

Tenancy

The entire property is at present let to HOLLAND & BARRETT RETAIL LTD, by way of a 2 year reversionary lease from 29th September 2017 to 28th September 2019 at a current rent of £28,300 per annum. The lease contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 620+.
Website Address: www.hollandandbarrett.com
For the year ended 30th September 2016, Holland & Barrett Retail Ltd reported a turnover of £444.127m, a pre-tax profit of £112.823m, shareholders' funds of £252.227m and a net worth of £229.510m. (Source: Experian 09.04.2018.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

EPC Rating 111 Band E (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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