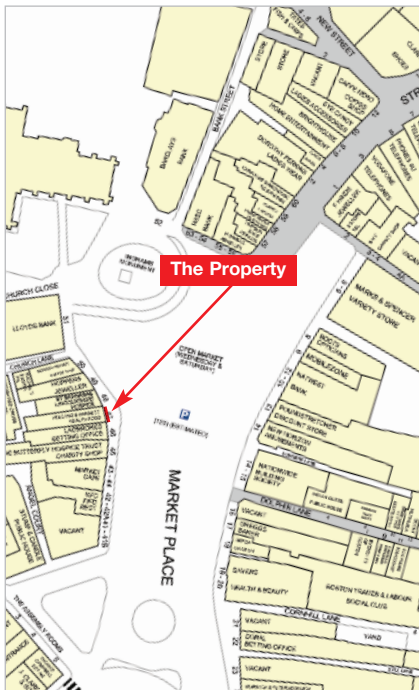


Boston **47 Market Place** **Lincolnshire** **PE21 6NF**

- **Attractive Freehold Shop Investment**
- Entirely let to Holland & Barrett Retail Ltd
- Busy town centre location
- Situated close to Marks & Spencer
- Reversion 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 Marks & Spencer, KFC, Greggs, Lloyds Bank, HSBC, H Samuel, NatWest, Nationwide and Boots 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	17.16 m	(56' 4")
Built Depth	22.45 m	(73' 8")
Ground Floor	72.50 sq m	(780 sq ft)
First Floor	65.00 sq m	(699 sq ft)
Second Floor	54.90 sq m	(591 sq ft)
Total	192.40 sq m	(2,070 sq ft)

Tenancy

The entire property is at present let to HOLLAND & BARRETT RETAIL LTD, on assignment from Lloyds Chemists plc, for a term of 25 years from 29th September 1992 at a current rent of £28,300 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. NB. There is also a 2 year reversionary lease from 29th September 2017 to 28th September 2019 to which the original surety to Lloyds Chemists plc does not apply.

Tenant Information

No. of Branches: 620+.
Website Address: www.hollandandbarrett.com
For the year ended 30th September 2013, Holland & Barrett Retail Ltd reported a turnover of £349.637m, a pre-tax profit of £84.309m, shareholders' funds of £251.864m and a net worth of £251.454m. (Source: riskdisk.com 09.04.2015.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.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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