

**4 WEEK COMPLETION**



**SITUATION**

Located directly opposite one of the main Town Centre Car Parks, two doors from a large **Iceland Supermarket** and only a hundred yards from the prime shopping facilities of Wide Bargate and Silver Street.  
Boston lies on the A16 approximately 30 miles north-west of Peterborough and 30 miles south-east of Lincoln.

**PROPERTY**

A terraced property comprising **2 Intercommunicating Ground Floor Shops** with internal access to **Offices/Storage** above.  
**The property contains a Lottery terminal.**

**FREEHOLD**

**VAT is NOT payable in respect of this Lot**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 44 (Shop & First Floor Office/Store)	<b>Ground Floor Shop</b> Gross Frontage 11'11" Internal Width 11'6" Built Depth 38'0" (max) <b>First Floor Office/Store</b> Not inspected	<b>Linebush Limited (Convenience Store) (a wholly owned subsidiary of One Stop Stores Ltd - See Tenant Profile)</b>	20 years from 16th January 1998	£11,000	FRI <b>Rent Reviews 2013 and 2016</b>
No. 46 (Shop & First Floor Office/Store)	<b>Ground Floor Shop</b> Gross Frontage 14'6" Internal Width 14'2" Built Depth 52'1" (max) <b>First Floor Office/Store</b> Not Inspected		21 years from 24th November 1997	£11,000	FRI <b>Rent Reviews 2012 and 2015</b>
<b>TOTAL</b>				<b>£22,000</b>	

**TENANT PROFILE**

**One Stop Stores Ltd (with over 500 branches) – T/O for Y/E 27/02/10 £539.6 m, Pre-Tax Profit £24.8 m and Net Worth £34 m – parent company and ultimate holding company is Tesco PLC – T/O for Y/E 26/02/11 £60.9 bn, Pre-Tax Profit £3.5 bn and Net Worth of £12.2 bn.**

**£22,000 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

**VENDOR'S SOLICITORS**  
Devonshires – Tel: 020 7628 7576  
Ref: M da Costa Esq – Email: marc.dacosta@devonshires.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts