



SITUATION

Located on the west side of Market Place in this prime trading position in the centre of this attractive market town amongst such multiple retailers as **Marks & Spencer, KFC, Ladbroses, Lloyds, Barclays, HSBC, H Samuel, and Holland & Barrett.**

Boston lies on the A16 and A52 approx. 30 miles north-west of Peterborough and 35 miles south-east of Lincoln.

PROPERTY

A mid terrace Grade II Listed building comprising a **Ground Floor Café/Restaurant** with internal access to **Ancillary Accommodation** at first and second floor levels.

VAT is NOT payable in respect of this Lot

FREEHOLD

£18,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION

Ground Floor Café/Restaurant

Gross Frontage	28'1"
Internal Width (max)	22'11"
Restaurant Depth	52'6"
Built Depth	70'1"
2 WCs	
Area	Approx. 1,114 sq ft ¹

First Floor Ancillary

Area	Approx. 787 sq ft ²
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Second Floor Ancillary

Area	Approx. 785 sq ft ²
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Total Area Approx. 2,686 sq ft

¹Area taken from V.O.A.

²Area provided by Vendor.

TENANCY

The entire property is let on a full repairing and insuring lease to **D. Brett as a Café/Restaurant (with guarantee from previous tenant by way of an AGA)** for a term of 20 years from 30th April 2014 at a current rent of **£18,000 per annum** exclusive.

Rent Reviews 2019 and 5 yearly.

Note: 6 month Rent Deposit held.



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VENDOR'S SOLICITORS
Axiom Stone - Tel: 020 8951 6989
Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.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 £500 (including VAT) upon exchange of contracts