Unit 4 Pescod Square Shopping Centre | Boston | PE21 6QX

Prime shopping centre retail/leisure
(Subject to vacant possession)

Ground Floor Sales
267.37m² (2,878ft²)

- Prime pitch unit
- Suitable for retail or leisure
- Open air shopping centre in the heart of the town
- On site car park
- Nearby tenants include **Next, Costa, Waterstones, The Works** and **Superdrug**
- Quoting Rent £30,000 pa



TO LET

Location | Gallery | Contact

FHP
fhp.co.uk

Location

Boston is strategically located in the heart of Lincolnshire, offering a blend of rural charm and urban accessibility. The historic market town serves as a gateway to the picturesque Lincolnshire Fens whilst enjoying excellent transport links, with the A16 and A52 providing direct routes to key regional cities such as Lincoln, Peterborough and Skegness.

Pescod Square Shopping Centre is Boston's premier shopping destination. It links Wide Bargate and Mitre Lane and incorporates the historic Pescod Hall. The centre covers 93,000ft² and benefits from an inhouse run car park.

Operators within the centre include Next, Waterstones, Costa, Pep & Co, The Works and Superdrug.







The Property

The property comprises a prominent retail/leisure premises in the heart of the shopping centre, internally it provides an open plan sales area to the ground floor together with rear stores and staff facilities.

EPC

A copy of the EPC is available on request.







Accommodation

The property provides the following approximate areas:-

Description	m²	ft²
Ground Floor	267.37	2,878

Lease Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:-

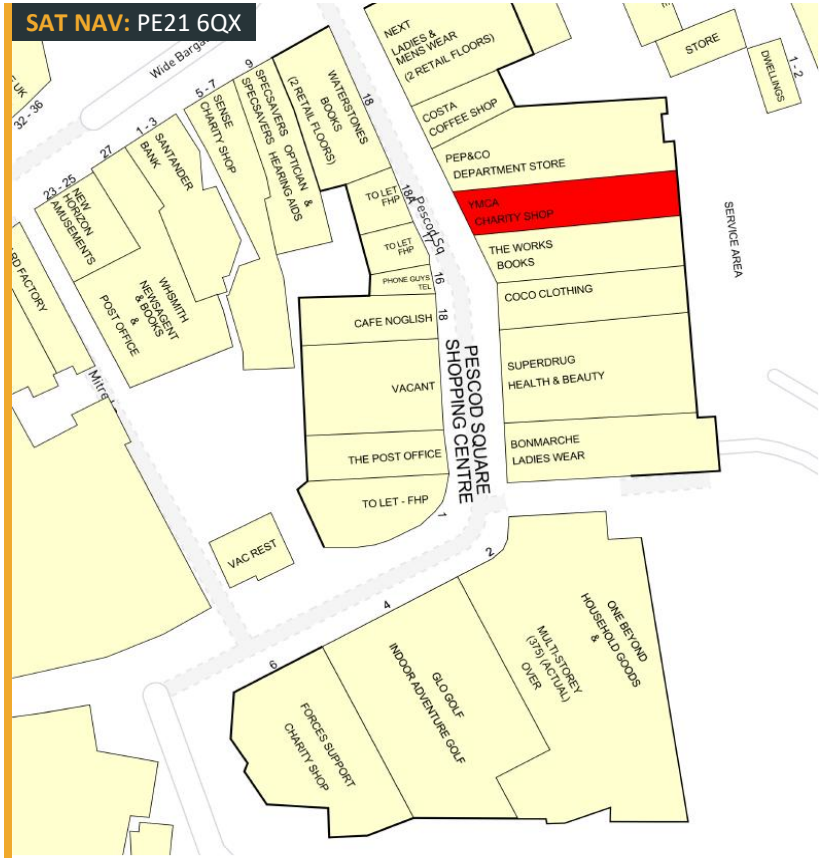
£30,000 per annum exclusive

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant and office use. This information is for guidance only and all parties should check themselves with the local planning authority.

Service Charge & Insurance

The estimated service charge for the current year is approximately £11,927 per annum and the current insurance is £1,125 per annum.



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £21,000

From 01 April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.

VAT

VAT is applicable at the prevailing rate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Ellis Cullen
07450 972 111
ellis.cullen@fhp.co.uk

Dom Alston
07890 568 077
dom.alston@fhp.co.uk

Fisher Hargreaves Proctor Ltd.
10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

0115 950 7577

24/04/2025

Please **click here** to read our "Property Misdescriptions Act". E&OE.