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

Prime shopping centre retail unit
(Subject to vacant possession)

Ground Floor Sales
239.13m² (2,574ft²)

- Prominent unit within the scheme
- 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 - £25,000 per annum



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 is a ground floor fully fashioned fitted retail premises.

EPC

A copy of the EPC is available on request.













Accommodation

The property provides the following approximate areas:

239.13m² (2,574ft²)

This information is for guidance only.

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:

£25,000 per annum

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 £10,551 per annum and the current insurance is £1,038 per annum.



Business Rates

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

Rateable Value (RV): £20,000

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:-

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04/02/2026

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