Prime shopping centre retail/leisure unit in Boston Town Centre

Ground Floor Sales
227.98m² (2,454ft²)

- Prominently positioned within the scheme
- Excellent curved glazed frontage for visibility
- Suitable for retail or leisure
- Open air shopping centre in the heart of the town with on site car park
- Nearby tenants include **Glo Golf, The Works, Next, Superdrug** and **Waterstones**
- Quoting rent £30,000 per annum



TO LET

Location | Gallery | Contact

FHP
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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, Glo Golf and Superdrug.







The Property

The property consists of a large open plan sales area benefitting from prominent glazed curved frontage for maximum visibility. Internally, there is additional ancillary stores and staff and welfare facilities to the left-hand elevation. The unit would suit retail, F&B or leisure and benefits from significant outside seating potential.

EPC

A copy of the EPC is available on request.







Accommodation

The property provides the following approximate areas:-

Description	m²	ft²
Ground Floor	227.98	2,454

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

The estimated service charge for the current year is approximately £9,355.



GROUND FLOOR PLAN (1:50)

Indicative Layout Plan



Business Rates

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

Rateable Value (RV): £41,250

From 1st 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.

Legal Costs

Each party will bear their own legal costs.

Further Information

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

Tom Wragg
07970 168 138
tom@fhp.co.uk

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

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

fhp.co.uk

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