

TO LET


RogerHannah



21 - Market Place, Lincolnshire, Boston, PE21 6EH

Prominent High Street Retail
Unit 2,073 Sq Ft (192 Sq M)

- Prominent High Street Location
- High visibility shop frontage
- Strong Footfall
- Suitable for various uses (STP)





Location

The property is prominently situated within Market Place, at the heart of Boston town centre, a well-established retail and commercial destination in Lincolnshire. The area benefits from a strong mix of national and independent occupiers, including Boots, KFC, Coral, Nationwide Building Society, and several well-regarded local retailers, cafés, and service providers, contributing to a vibrant and diverse town centre environment.

Boston benefits from excellent transport links, with convenient access to the A16 and A52, which provide direct connections to nearby towns such as Spalding, Skegness, Grantham, and Lincoln, as well as onward routes to the A1(M) and the wider national motorway network.

Boston Railway Station is located approximately 0.5 miles from the property, offering regular services to Grantham, Sleaford, and Nottingham, providing onward connections to London King's Cross and other major UK destinations. Several local bus routes also serve the town centre, offering easy access to surrounding residential areas and nearby villages.

Description

The property is arranged over three floors, offering a mix of retail, office and storage accommodation. The ground floor provides a dedicated retail area with a sales space. The first floor incorporates additional retail accommodation alongside office and staff welfare facilities, providing flexibility for administrative or operational use. The second floor offers ample storage space, suitable for stock holding or back-of-house requirements.

The property benefits from two W/C facilities, a fitted kitchen area, mains water supply, foul waste drainage, and a three-phase electrical connection, ensuring it can meet the demands of a range of occupiers.

Accommodation

Zoning Areas	Size
GF Retail Zone A	352.4 Sq Ft/ 32.74 Sq m
GF Retail Zone B	293 Sq Ft / 27.25 Sq M
GF Retail zone C	415.48 Sq Ft / 38.6 Sq M

Remaining Areas	Size
GF Kitchenette	152 Sq Ft / 14.5 Sq M
First Floor Office 1	90 Sq Ft / 8.38 Sq M
First Floor Office 2/ Sales Area	329 Sq Ft/ 30.58 Sq M
Staff Room	93 Sq Ft / 8.66 Sq M
Second Floor Storage Area	342 Sq Ft / 31.92 Sqm
Total	2,073 Sq Ft / 192 Sq M

Property Insurance

The current Property Insurance payable by the Tenant is £2,459.33 per annum inclusive of VAT. The policy is reviewed on an annual basis, and the renewal date is 21/02/2027, at which point the new premium will be apportioned to Tenants

Asking Rent

The property is available by way of a full repairing and insuring lease for a term of years to be agreed at a rental of £25,000 per annum.



Business Rates

Rateable Value: £18,750 from 1st April 2026

Rates Payable: Circa £8,000

We advise all interested parties to make their own enquiries to the Valuation Office Agency to confirm a precise rates payable.

EPC

EPC rating of C. A copy can be found on Government EPC portal. Cert No: 8724-0607-1208-0243-5767

VAT

VAT is not applicable on this property.

Legal Costs

Both parties are liable for their own legal costs.

Planning

The property currently benefits from permitted use under Class E. Prospective occupiers are advised to contact the local planning authority to ensure that their intended use complies with the relevant planning regulations.

Viewing & Further Information

If you would like to view this property or would like further information, please contact;

Harry Mason

T: 0161 302 1623

E: harrymason@roger-hannah.co.uk

Or

Joint agents:

Pygott & Crone

Bunty Blanshard

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Date of Preparation

30 March 2026