

REFERENCE: 6016 – Barclays, Boston



## Freehold Retail Investment Let to Barclays Bank Plc. - Boston

**ADDRESS:** 52, Market Place, Boston, Lincolnshire PE21 6LU

- Freehold Bank Investment
- Let to Barclays Bank Plc on a New 20 Year Lease until 2026.
- Nearby occupiers include McDonald's, Dorothy Perkins, Lloyds TSB and Marks & Spencer

### LOCATION

Boston, an important regional centre with a catchment population of approximately 67,000, is located some 60 miles north – east of Leicester, 35 miles south – west of Lincoln and 30 miles east of Grantham. The town benefits from being located on the A52/A16 intersection and some 15 miles from the major A15 trunk road at Sleaford.

### SITUATION

The property is prominently situated on the north side of Market Place at its junction with Bank Street. Nearby occupiers include Mc Donald's, Dorothy Perkins, Lloyds TSB and Marks & Spencer.

### DESCRIPTION

The property comprises a ground floor banking hall with basement storage and office/ancillary accommodation on the first and second floors. There is also a mezzanine level, accessed from the rear of the property.

### ACCOMMODATION

Ground floor : 2,611 Sq ft., Mezzanine : 261 Sq. ft, First floor : 1,654 Sq ft., Second floor : 1,703 Sq ft., Basement:103 Sq ft., Total : 6,332 Sq ft.

### TENANCY

The property is let to Barclays Bank Plc for a term of 20 years from July 2006 until 2026 on a full repairing and insuring lease subject to a schedule of condition. The tenant has an option to determine the lease at the end of the 15<sup>th</sup> Year. The rent review is on 25 March 2013 and five yearly thereafter.

**RENT:** £52,500 per annum

**TENURE:** Freehold

**VAT IS:** Not Applicable

**PRICE:** Offers in excess of £950, 000 – Net 5.2%

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