

Location...

The bustling market town of Boston is located approximately 115 miles to the north of London on the South Lincolnshire Fens and has a vibrant nightlife and strong retail offering.

The property is located to the south of the market centre in the cultural quarter on South Street and comprises first and second floor accommodation of a Gothic Victorian building previously known as the Arbor Club.

Accommodation...

Entrance Porch

Main Wide Staircase leading to a half floor **Beer**

Cellar.....5.7m x 1.5m

Visible archways supported on stone pillars.

First Floor Landing

Function Room.....12.6m x 5.4m, 68.6sqm

Bar Area.....6.7m x 2.3m, 15.4sqm

Fitted bar with glass storage area, handwashing area, kitchenette with sinks. Ceiling height 3.2m.

Washroom

Gents WC

2 Urinals and WC.

Stairs lead to the Second Floor Landing

Ladies WC's

Storage Room.....5.8m x 3.9m, 23sqm

Middle Room.....8.4m x 5.8m, 50sqm

Having double height space.

Rear Room.....6.9m x 3.6m, 25.2sqm

2 partitioned rooms.

Tenure...

The property is available by way of a new full Repairing and Insuring lease.

The incoming tenant will be responsible for the landlord's legal fees with regards to the preparation of the lease up to a maximum of £750 plus VAT.

The rent will be paid monthly in advance and a deposit lodged with the landlord.

The lease will be excluded from the Landlord and Tenant Act 1954 Part II. Please enquire for further details.

Outgoings...

The 1st Floor Hall and 2nd Floor Storage are combined with a Rateable Value of £3,450.

Viewing...

All viewings are to be made by appointment through the agent.

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