



*Nabarro McAllister & Co*  
*C h a r t e r e d   S u r v e y o r s*

**LOCK UP SHOP  
TO LET**

**172 HIGH STREET  
BOSTON SPA LS23 6BW**



We give below brief details of small lock-up shop in the centre of Boston Spa in an established retail locality in the centre of the village.

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**Nabarro McAllister & Co Limited, Registered in England & Wales under Company No. 4657451**  
Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY

## **LOCATION**

The property is situated just off the High Street in Boston Spa in the core of the retail area in a corner block of retail and restaurant premises.

## **DESCRIPTION**

The property comprises a small ground floor lock-up shop ideal for a variety of uses.

## **ACCOMMODATION**

**Ground Floor Shop** – 133 sq.ft. with solid floor and panelled walls.

**Rear Room** – 93 sq.ft. with store cupboard.

**Rear Lobby**

**W.C.** with wash basin and W.C.

## **RATEABLE VALUE**

£7,500

## **TERMS**

The property is offered on a new Lease for a term of 9 years with rent reviews at three yearly intervals on full repairing and insuring terms at an annual rent of £5,000 per annum. The landlord is prepared to offer break clauses at three yearly intervals. The rent will be reviewed on an upward only basis in line with the increase in Retail Price Index.

## **LEGAL COSTS**

The in-going tenant is to be responsible for the landlord's reasonable legal costs in relation to the preparation of the lease.

## **VIEWING**

Strictly by appointment with the Chartered Surveyors.

***Subject to Contract***

## **MISREPRESENTATION CLAUSE**

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