

FOR SALE

RETAIL INVESTMENT PROPERTY

**M** Nabarro  
McAllister

166-174 HIGH STREET, BOSTON SPA, LS23 6BW



- Detached period building.
- Fully let.
- Centre of Boston Spa Village.

£850,000

221 m<sup>2</sup>  
(2,396 ft<sup>2</sup>)

# 166-174 HIGH STREET, BOSTON SPA, LS23 6BW



## LOCATION

The property stands in the centre of the village of Boston Spa readily accessible for the larger centres of Wetherby and Tadcaster, and close to the A1 motorway. There is a public carpark immediately opposite the subject site. Nearby occupiers include Costcutter, Douglas Yeadon Hardware, Martin House Hospice. There are a number of cafes and restaurants within close proximity.

## DESCRIPTION

The property comprises a three-storey building constructed in limestone with a part rendered finish under a tiled pitched roof. The property is fully let to a mobile repair shop, two hairdressers, a café and a restaurant (the restaurant occupying the majority of the upper floor space).

## ACCOMMODATION

Briefly, the accommodation comprises:

	m2	ft2
<b>166 High Street</b>	25	264
<b>168 High Street</b>		
Basement	14	152
Ground Floor Salon	29	312
First Floor W.C		
<b>170 High Street</b>	27	288
<b>172 High Street</b>	21	226
<b>174 High Street</b>		
Ground Floor Entrance	21	225
First Floor Restaurant & Kitchen	84	929
Restaurant W.C's, boiler room & ancillary accommodation previously used as a flat		
<b>TOTAL</b>	<b>221</b>	<b>2,396</b>

## SERVICES

We understand that the property benefits from mains water, drainage, electric and gas in part. Please note that neither service connections nor any appliances have or will be tested prior to completion.

## RATEABLE VALUE

The properties have the below entries in the 2026 rateable assessment list. Interested parties should confirm these with the Local Authority.

Property No.	Rateable Value (2026)
166 High Street	£7,600
168 High Street	£13,750
170 High Street	£10,250
172 High Street	£7,400
174 High Street	£11,500

## PLANNING

The restaurant has been in restaurant use for many years. The remaining retail uses have also been in retail use for many years. Interested parties should make their own enquiries of the planning status of all the accommodation.

## TENANCIES

A tenancy schedule is attached at the rear of these marketing particulars

## TERMS

The freehold interest is offered subject to the existing leases in the sum of £850,000.

## VAT

Our client has advised us that Value Added Taxation is not applicable on this transaction. Your legal adviser should verify.

## LEGAL COSTS

Each party should be responsible for their own legal costs.

## EPC'S

Please see attached documents.

## VIEWING

By appointment only  
Nabarro McAllister

**0113 266 7666**

[info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)

[www.nabarromcallister.co.uk](http://www.nabarromcallister.co.uk)

APRIL 2026



## Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices are quoted exclusive of VAT.

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### **SCHEDULE OF TENANCIES**

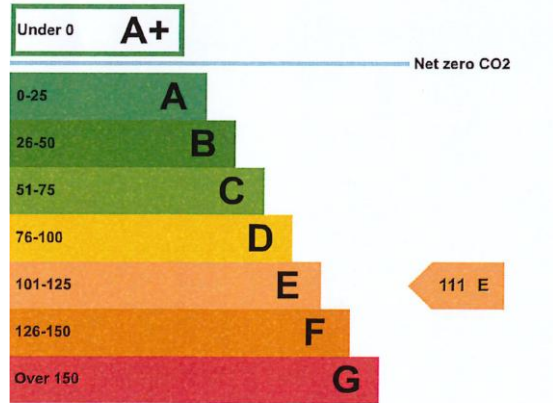
<b>ITEM NO.</b>	<b>ADDRESS</b>	<b>TERM</b>	<b>RENT</b>
1	166 High Street	5 year lease from 8 <sup>th</sup> February 2022. The property is let on an effective full repairing and insuring lease.	£7,000
2	168 High Street	15 year lease from 10 <sup>th</sup> February 2012 on effective full repairing and insuring terms.	£15,500
3	170 High Street	6 year lease on effective full repairing and insuring terms from 20 <sup>th</sup> March 2024.	£11,500
4	172 High Street	5 year lease from 5 <sup>th</sup> October 2023 on effective full repairing and insuring terms.	£7,250
5	174 High Street	10 year lease from 20 <sup>th</sup> November 2025 on effective full repairing and insuring terms.	£20,000

The tenants at 166 and 168 High Street are in discussion with regard to lease renewal. The tenant at 168 High Street has agreed a reversionary lease for a 15-year term with rent reviews at 5 yearly intervals and tenant break clause every 3 years subject to 6 months' notice at an annual rent of £17,050. All other terms will be the same as the existing lease subject to modernisation.

## EPC'S

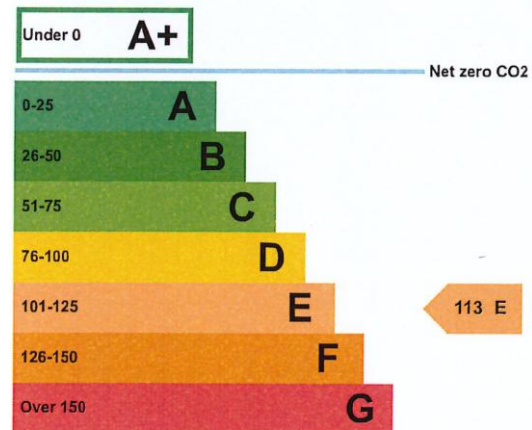
### 166 High Street

This property's energy rating is E.



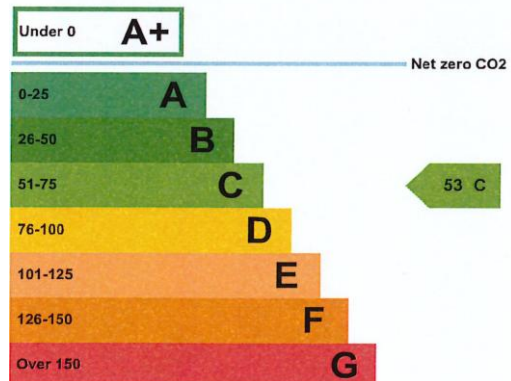
### 168 High Street

This property's energy rating is E.



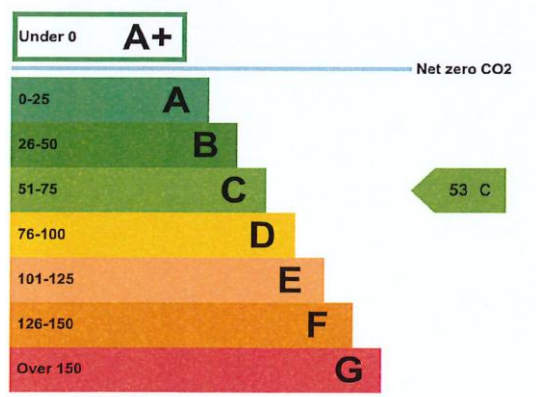
### 170 High Street

This property's energy rating is C.



## 172 High Street

This property's energy rating is C.



## 174 High Street

This property's energy rating is C.

