

Public House Available To Let Immediately with No Ingoing Premium

The Napoleon | 17 Fishtoft Road | Boston | Lincolnshire | PE21 0AA



Extending to Approximately 270sqm, 2,906sqft Comprising Open Plan Ground Floor Accommodation with Sports Bar, Snug and Dining Area, Private Gardens, Large Rear Garden and Spacious Manager's Accommodation

Available To Let Leasehold
£19,500 per annum plus VAT Subject to Contract

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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RICS

Location...

The bustling town of Boston is located approximately 115 miles to the north of London, 35 miles to the south-east of Lincoln, 25 miles to the west of King's Lynn and 50 miles to the east of Nottingham.

The town has a mainline connection to Grantham where the London to Edinburgh mainline meets.

Skirbeck Road leads to Freiston Road, which is a high density residential area and busy vehicular thoroughfare.

The immediate vicinity of The Napoleon is of privately owned and rental housing.

Accommodation...

A doorway leads through to the entrance porch giving access to the front and rear trading areas.

Main Bar.....8m x 5.1m, 40.8sqm
Arranged to provide an area for a pool table, darts board, seating area and bar stool area.

Rear Lounge Bar.....3.6m x 3.7m, 13.3sqm
Having inset spotlights, part panelled, open fireplace.

Bar/Serving Area.....3.3m x 2.4m, 7.9sqm
Having space for 9 pumps, space for refrigeration, hand washing area.

Doorway through to cellar with separate side access, kegs, space for cooling equipment.

Rear Lounge/Public Bar.....4m x 9.3m, 37.2sqm
Having seating area with space for approximately 9 tables, 36 covers.

Rear Gents and Ladies WCs

Office.....3.7m x 4.4m, 16.3sqm

Manager's Accommodation

Lounge.....5.6m x 3.8m (18ft4 x 12ft6)
Having gas fire.

Bedroom No 1.....5.4m x 4m (17ft9 x 13ft1)
Having gas fired central heating.

Bathroom

Having a modern suite comprising bath, shower over, pedestal hand basin, full height airing cupboard with hot water tank.

Separate WC

Having low level WC.

Bedroom No 2.....4m x 4.3m (13ft1 x 14ft1)
Having wall mounted boiler, fireplace.

Store/Bedroom No 4.....5.2m x 2.8m (17ft1 x 9ft2)
No windows.

Bedroom No 3/4.....4m x 3.6m (13ft1 x 11ft10)
The property benefits from gas fired central heating.

Outside...

To the side of the property is a covered smoking area.

To the rear of the property is a garden and seating area and bin store.



Schedule of Accommodation...

Gross Internal Floor Area	270sqm	2,906sqft
Trading Accommodation	109.5sqm	1,180sqft

Outgoings...

The ground floor has a Rateable Value of £3,450 and therefore is eligible for 100% Business Rates Relief to qualifying businesses.

The first floor is rated at Council Tax Band A. The tenant is responsible for all bills and outgoing at the property.

Tenure...

The property is available by way of a new lease on Full Repairing and Insuring terms. Rent will be collected by the landlord monthly. A deposit will be held by the landlord the equivalent of a quarter of the annual rent.

The incoming tenant will be expected to contribute towards the landlord's reasonable legal fees with regards to the new lease.

EPC...

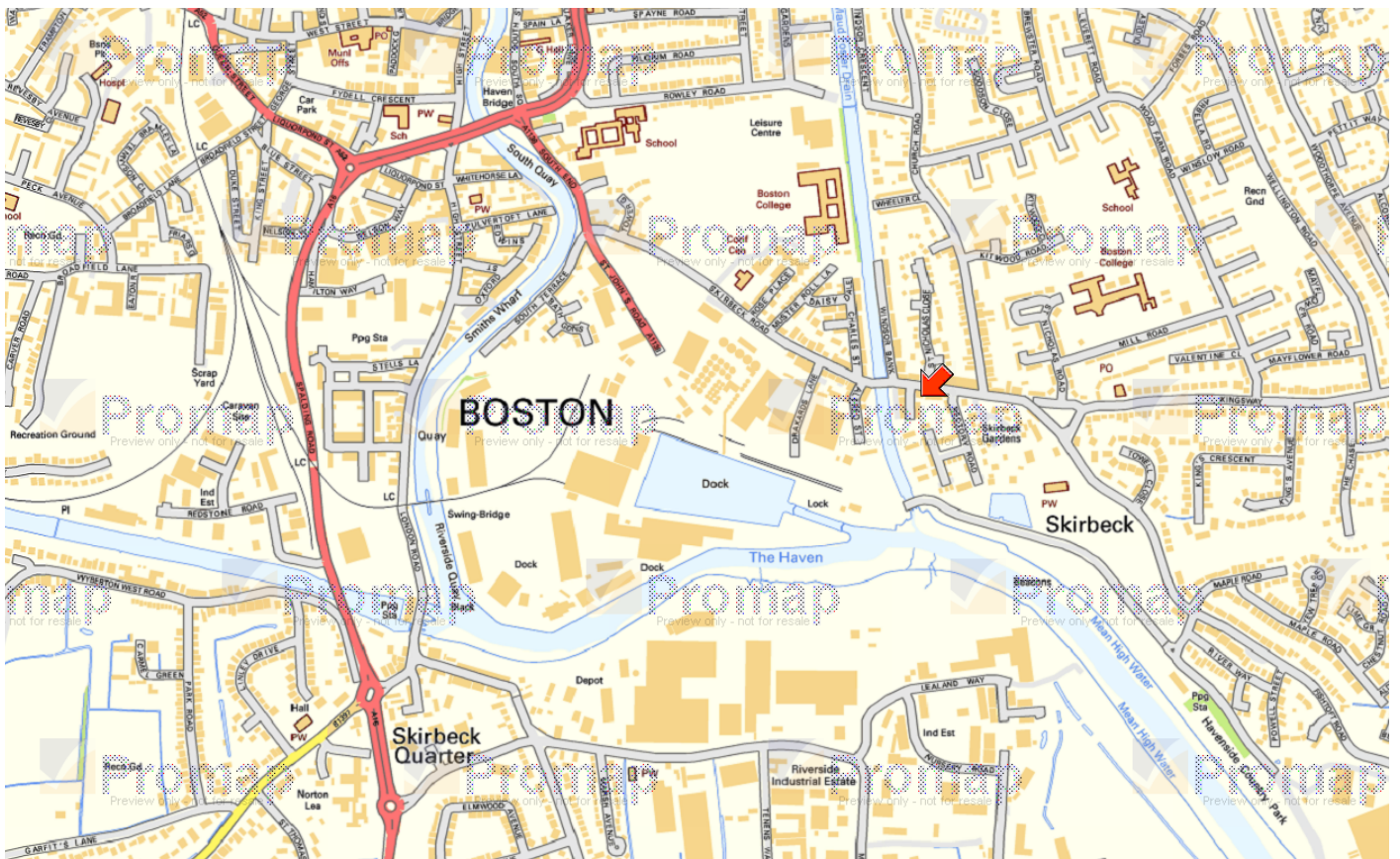
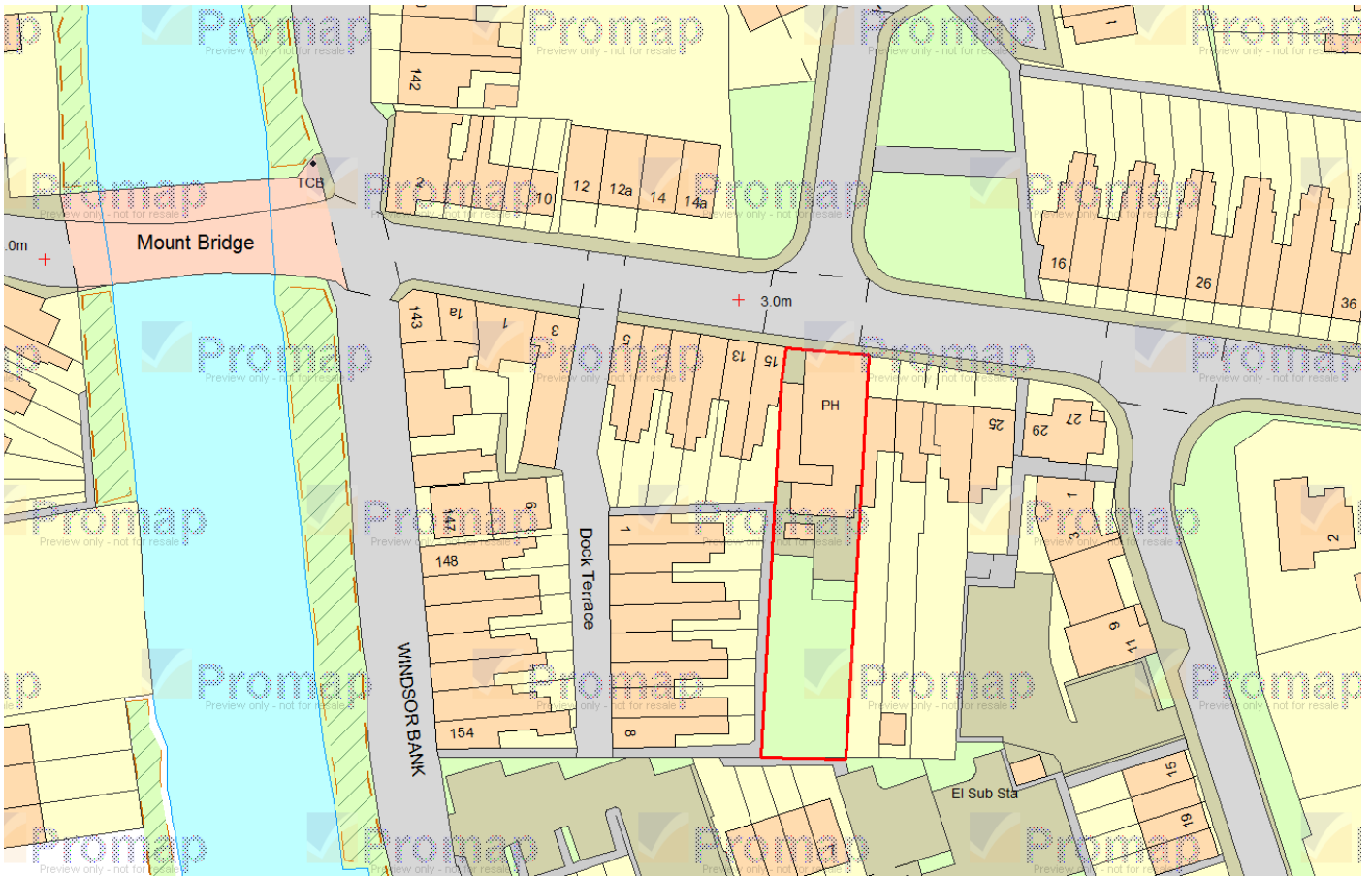
The property has an Energy Performance Asset Rating C59. Full details are available on request.

Viewing...

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

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