

# Town Centre Refurbished Premises Comprising Fish and Chip Shop Restaurant with Three Flats Over Available Freehold or Leasehold

43-44 Market Place | Boston | Lincolnshire | PE21 6NF



Fully Fitted Licenced Fish and Chip Shop with 30 Seater Restaurant Extending to Provide Over 75sqm, 815sqft of Sales Accommodation with Ancillary Space

Freehold Opportunity Including 3 Apartments Over, Extending to 308sqm, 3,315sqft of Accommodation and a Combined Estimated Rental Value in the Region of £40,000 per annum

To Let Leasehold £20,000 pa exc. VAT - Ground Floor Only  
Fixtures and Fittings by Negotiation  
For Sale Freehold £550,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

The bustling market town of Boston boasts one of the fastest expanding populations in the East Midlands with a population changing from around 55,000 in 2001 to around 72,000 residents or more today.

The town has a thriving economy relating to the surrounding rich fertile agricultural land, the port, a large 391 bed hospital and various local government administrations.

The historic market place dates back to the construction of Boston Stump which is approximately 714 years old and has a twice weekly market granted by a charter in 1555 by King Henry VIII.

The town enjoys historic links with Eastern Europe through the Hanseatic League and is currently experiencing another period of rapid growth with the construction of over 1,000 houses and a number of large infrastructure projects including; construction of 2 power stations, provision of 3 underground cables connecting offshore wind farms to The Grid, the nearby 1,500 acre Helpringham Reservoir as well as other associated schemes.

The property is located on the south side of the marketplace within a Grade II Listed terrace of shops, believed to be one of the first retail terraces constructed in the town.

## Accommodation...

The property has recently been altered by virtue of Planning Application No. B/18/0349 to provide a ground floor Fish and Chip shop unit with double glazed frontage and entrance to the rear with a rear steel staircase from Angel Court giving access to the upper floors where there are 3 apartments. It has been fully refurbished to include modern plaster wall finishes, LED lighting and individual gas fired heating systems.

### Fish and Chip Shop

Net Internal Window Frontage 6.8m,

**Sales Area A**.....6.6m x 4.2m, 22.8sqm  
Arranged for 10 seats including serving area.

**Sales Area B**.....10.2m x 4.6m, 47.8sqm ave  
Arranged for 30 seats.

The area is fully tiled with modern plaster wall finishes, LED lights with a ¾ height cellar underneath for additional storage.

**Handwashing Area**.....1.6m x 1.7m, 2.7sqm  
With food preparation surfaces.

**Rear Storage Area**.....3.9m x 1.3m, 5.1sqm  
**WCs**

Being recently installed.

**Chipping Area**.....3.8m x 2.1m, 8.1sqm

**Understairs Storage Area**

To the rear of the property is a steel staircase giving access to the first floor communal hall for 3 fully modernised apartments.

### First Floor Apartment 1, 4 Angel Court

Kitchen/Living Room.....4.1m x 3.1m, 12.7sqm  
Having fully fitted kitchen.

Bedroom.....3.2m x 2.3m, 7.6sqm  
Shower Room

Having walk in modern shower with pedestal handbasin and WC.

This property is let on an Assured Shorthold Tenancy at £550 per calendar month.

### First Floor Apartment 2, 4 Angel Court

Hall with cupboard

Kitchen/Living Room.....4.6m x 4.6m, 21.4sqm

Bedroom.....4m x 4m, 16sqm

Shower Room

Having walk-in shower, WC and sink.

This property is let on an Assured Shorthold Tenancy at £595 per calendar month.

### Second Floor Apartment 3, 4 Angel Court

Hall

Kitchen/Living Room.....6m x 5m, 30sqm

Having a full range of fitted kitchen units.

Bedroom 1.....5m x 4m, 20sqm

Shower Room

Having shower, WC and sink.

Bedroom 2.....6m x 4m, 24sqm

Shower Room 2

Having shower, WC and sink.

This property is currently under offer from a tenancy on an Assured Shorthold basis at £670 per calendar month.

## Tenure...

### The Business

The ground floor Fish and Chip Shop is available on a new Full Repairing and Insuring lease at £20,000 pa.

Fixtures and fittings are available including fryers and full inventory of equipment at £90,000 including goodwill and stock at valuation.

The lease will be for a minimum of 5 years with the tenant responsible for the landlord's reasonable legal fees for the preparation of the lease which would be paid monthly in advance and a deposit held by the landlord the equivalent of 3 months' rent.

### The Freehold

The freehold of the building is available subject to any occupational leases with an Estimated Rental Value in excess of £40,000 pa. It would be suitable for an investor or an owner occupier who wishes to acquire a freehold in a fish and chip business.



### EPC...

The property has Energy Performance Asset Ratings ranging from C75 to C78, full details are available on request.

### Outgoings...

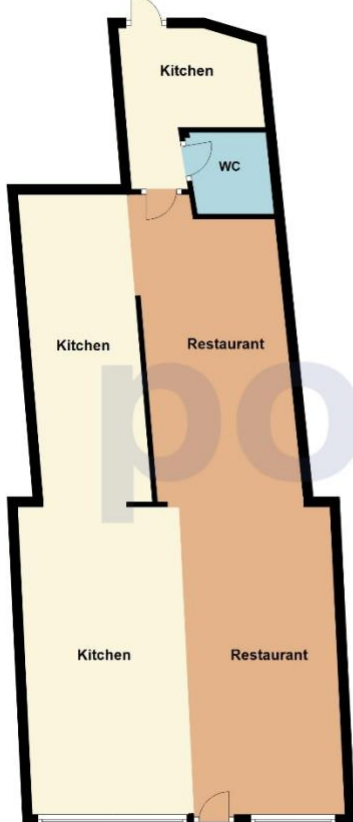
The retail unit has a Rateable Value of £24,750. Each of the apartments are rated at Council Tax Band A.

### Viewing...

All viewings are to be made by appointment through the agent, Poyntons Consultancy. [sales@poyntons.com](mailto:sales@poyntons.com) | [poyntons.com](http://poyntons.com)



**Ground Floor**  
Approx. 78.4 sq. metres (843.4 sq. feet)



**First Floor**  
Approx. 70.5 sq. metres (758.6 sq. feet)



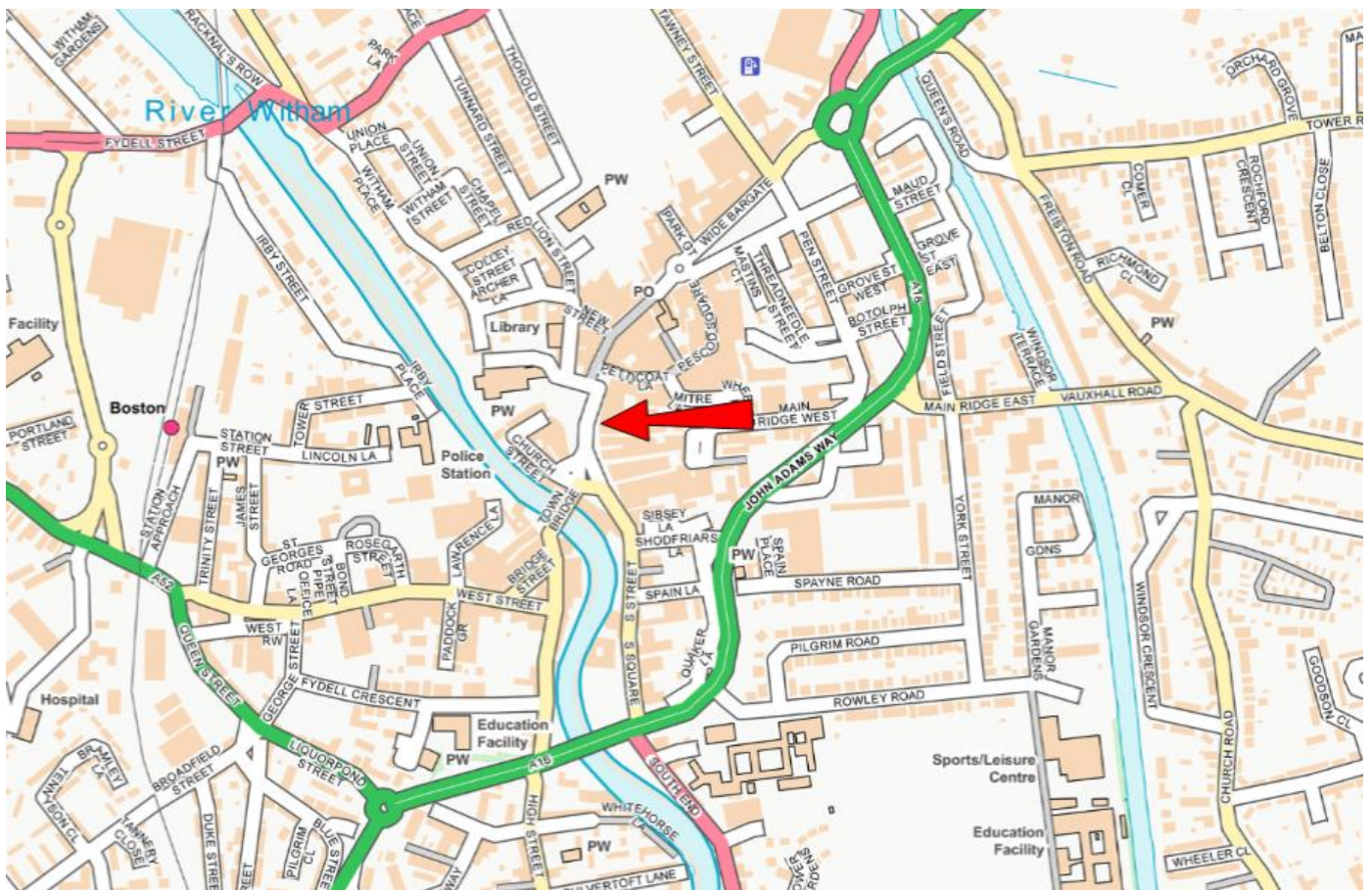
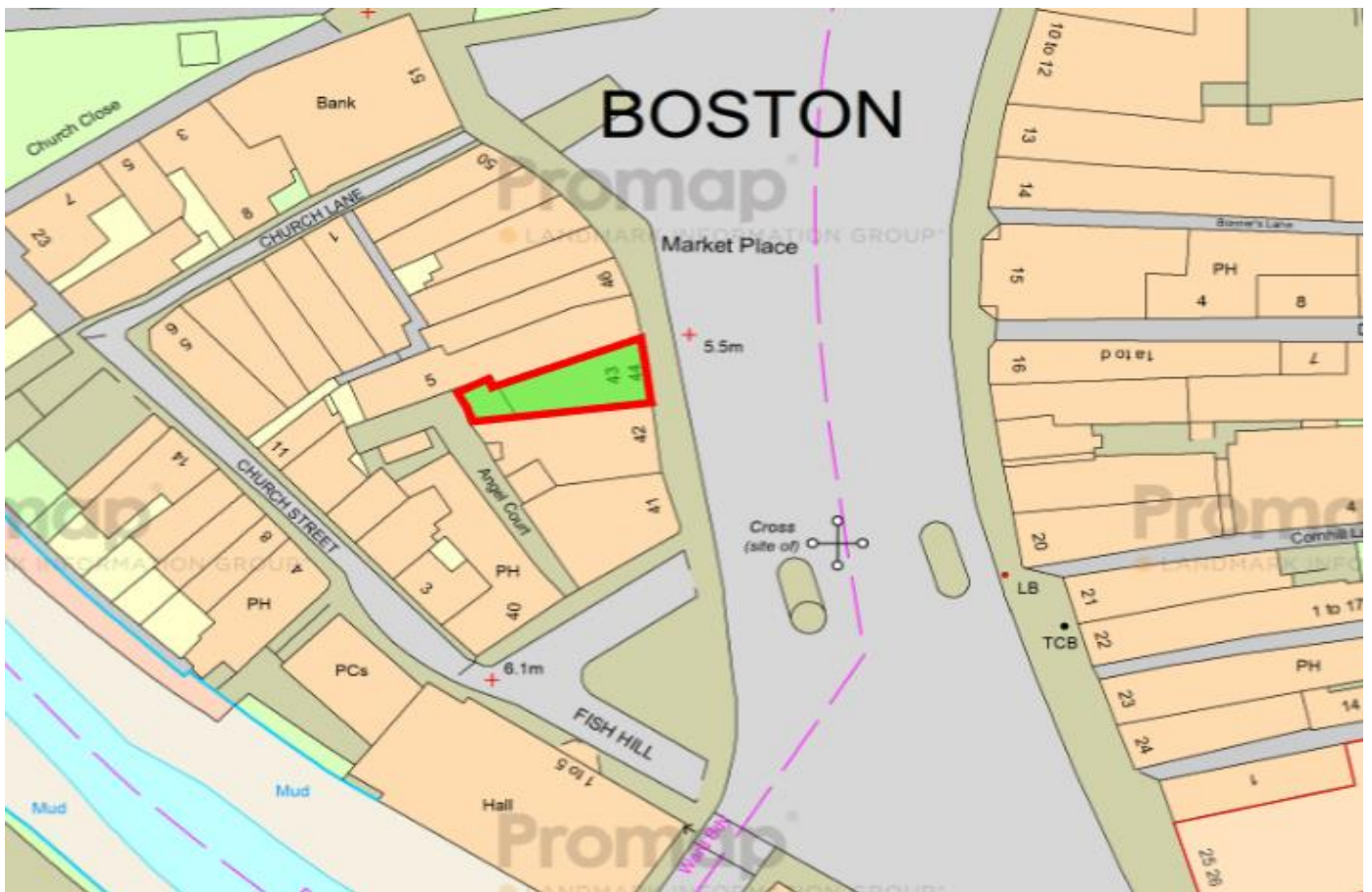
**Second Floor**  
Approx. 52.7 sq. metres (567.2 sq. feet)



Total area: approx. 201.5 sq. metres (2169.2 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.  
Plan produced using PlanUp.





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