

BRUCE MATHER LTD



Butterwick Fryer, 3 Brand End Road, Butterwick, PE22 0ET

RETIREMENT SALE freehold established fully functioning fish and chip shop with first floor residential apartment having on-site parking situated in the village of Butterwick which is approximately 3 miles east of the market town of Boston. The SHOP and ACCOMMODATION may appeal to Owner Occupiers, Investors or Developers.

£239,995



- Retirement Sale
- Established Business of 22 Years

- Village Location
- On Site Parking

- Mixed Use Property
- 3 Phase Electric

ACCOMMODATION

ENTRANCE PORCH

Part glazed entrance porch leading to:-

SALES AREA

10'08"x17'04" (3.25m)

Having 2 display windows to the front.
Doorway to:-

KITCHEN AREA

6'11"X9'07" (2.11m X 2.92m)

Having range of base units with black roll edge work tops. Stainless steel single bowl sink with drainer and mixer tap.

OFFICE AREA

6'06"X14'07" (1.98m X 4.45m)

With window to rear and door leading to:-

STORAGE AREA

7'x11'03" (2.13m)

UTILITY AREA

6'09"X8'08" (2.06m X 2.64m)

With door leading to outside Rear Yard and doorway to the Preparation Area.

PREPARATION AREA

8'10"X10'11" (2.69m X 3.33m)

With tiled floor, door to rear yard and door to cloakroom.

CLOAKROOM

Having white low level WC and wash hand basin.

EXTERIOR

To the rear of the property there is a gravelled yard area with a pair of gates to the side access. Garage of brick construction and up and over metal door

which houses a walk in freezer. To the side of the garage stands another walk in freezer. Doorway from rear of the building to:-

FLAT

Which offers kitchen, living room, bedroom and bathroom. The owner has informed us that the flat is currently occupied giving a monthly rental of £450.00

INVENTORY

The equipment includes a 3 pan frying range (installed 2016), donor kebab machine, ice cream cabinet, 56lb potato peeler, potato tubs, 2 microwaves, casio electric till and a range of fridges and freezers.

BUSINESS RATES

From information taken from the VOA website, we understand the Rateable Value Assessment from 1st April 2017 is £2,475. Interested parties should make enquiries to Boston Borough Council (Tel: 01205 314413) as to the amount of business rates payable.

PLANNING

Interested parties should consult with Boston Borough Council to ensure that the property is suitable for their required usage.

VIEWING

By arrangement with the selling agent, Bruce Mather Ltd. Tel: 01205 365032 Option 3

AGENTS NOTE

All measurements are approximate. The services, fixtures and fittings have not

been tested by the Agent.

The Agent has not inspected the flat. The flat photographs were supplied by the landlord and are believed to have been taken in October 2018

All business and properties are offered subject to contract or formal lease offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

Bruce Mather Limited for themselves and for Sellers and Lessors of this business whose Agent they are give notice that:- 1) The particulars, whilst believed to be accurate, are set out as a general outline for intended buyers or lessees and do not constitute part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details given are without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) no person in the employment of Bruce

DIRECTIONS

From our offices in Pump Square, head north-east to Main Ridge West. Continue onto Pen Street then turn right onto Wide Bargate. At the roundabout, take the second exit onto Wide BargateA/16. At the roundabout, take the second exit onto Wainfleet Road/A52. Continue to follow A52. Turn right onto Spittal Hill Road, continue onto Brand End Road and the property can be found on the right.



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