



Eagles Fish and Chip Shop

56 Main Ridge East, Boston, PE21 6ST

**Fish and Chip shop - TO LET -
£18,000 Per annum + VAT**

800 sq ft
(74.32 sq m)

- Fully fitted fish and chip shop refurbished in December 2023
- Currently trading
- Top of the range appliances
- Staff handover of 2-3 employees
- Well established fish and chip shop in the Centre of Boston

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Summary

Available Size	800 sq ft
Rent	£18,000.00 per annum
Business Rates	To be assessed
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Eagles fish and chip shop is located in the centre of Boston. The equipment and fit out is of high quality with a brand new refurbishment completed in December 23'. The shop is set out as walk in only with a bar style seating area for waiting guests. There are 2 store rooms and a prep area along with a large kitchen with added potential to serve additional takeaway cuisines.

Location

The market town of Boston has a population of approximately 80,000 and is located 35 miles to the south-east of Lincoln, 35 miles to the north-east of Peterborough, 35 miles to the west of King's Lynn. The property is well placed within the town, a mixed-use residential area with high levels of traffic and footfall.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Fish and Chip shop	800	74.32	Available
Total	800	74.32	

Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

Offered for let on a new 5 year FRI lease with a 3 year review and break - the rent will be £18,000 plus VAT per annum. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance. Tenants will be liable for their own utilities.

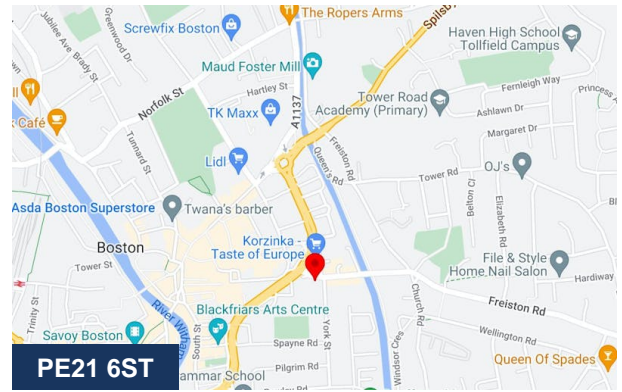
Services

We are advised that all mains' services are connected to the property. These services have not been inspected or tested by the agent.

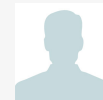
Business and Equipment

The business has 3 staff members that will transfer to the new owners - further details can be provided to interested parties who have viewed the business premises.

Ingoing tenants will benefit from a fully fitted and operational kitchen with the only outgoing regarding the equipment being a large range (current value circa £20k+), which can be rented at an additional £350 per month. The tenant will be responsible for servicing and maintenance.



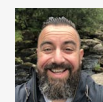
Viewing & Further Information



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