



70 MAIN RIDGE
BOSTON, PE21 6SY

£220,000
FREEHOLD

Sedge Estate Agents are delighted to offer for sale this long-established take-away business being sold as a going concern with great profit potential - together with shop and three bedroom property above totalling some 1500 sq ft.



70 MAIN RIDGE

- Business and freehold for sale
- Long Established popular take away
- Residential accommodation and freehold
- Town Centre
- Chain Free
- Viewings by appointments only



Shop Front

Window to front, door to:

Kitchen

Window to rear, twoopen plan, door to:

Store

Open plan, door to:

Kitchen Area

Window to side, door to:

Pathway

Open plan, door to:

Entrance Hall

Stairs, door.

Lounge

Two windows to front, door to:

Landing

Stairs, open plan, door to:

Hallway

Bathroom

Window to rear, door to:

Kitchen

Window to rear, door.

Bedroom 1

Window to front, door to:

Bedroom 2

Window to front, door to:

Bedroom 3

Window to rear, door to:

Landing

Established for 40 years the current business now trades reduced hours and services due to retirement still delivering good accounts - there is in the agents opinion massive potential to expand the range, media and working hours to further the profit potential of the asset.

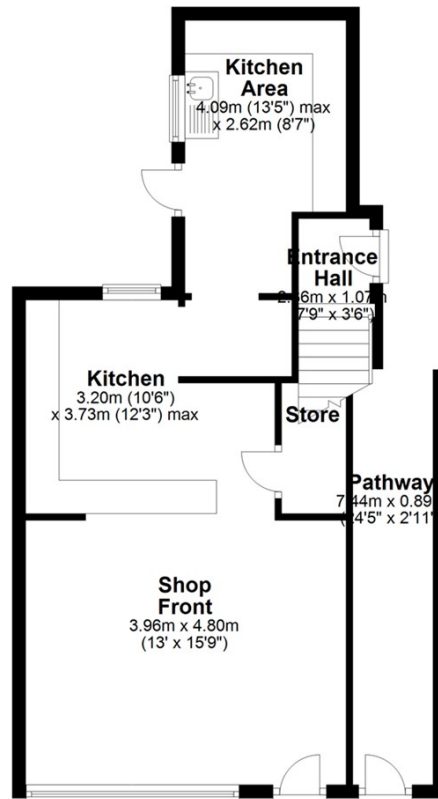
The business and property are to be sold as one block.

For further details call Sedge Estate Agents.

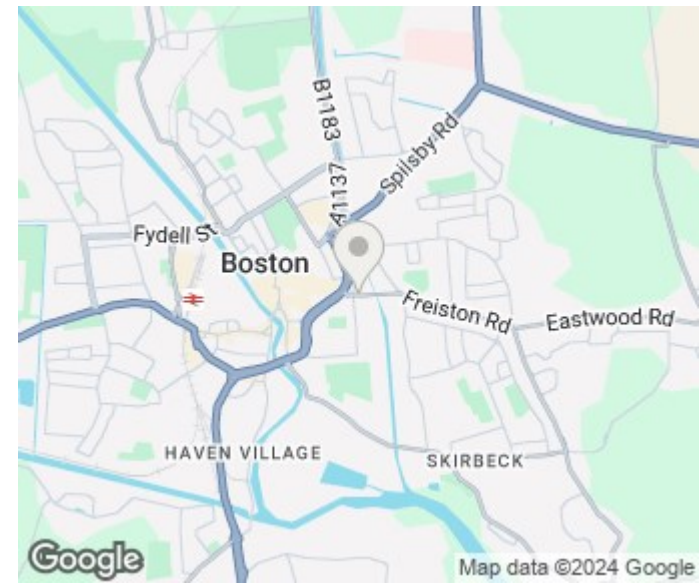
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Ground Floor
Approx. 53.5 sq. metres (575.5 sq. feet)



Total area: approx. 142.6 sq. metres (1534.9 sq. feet)
Kebab away



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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