

BRUCE MATHER

INDEPENDENT ESTATE AGENT



91 High Street, Boston, PE21 8TA

£149,950

An updated fish and chip shop having a three bedroom maisonette above, situated in the busy Boston High Street. This attractive takeaway and residence is located opposite the Robin Hood Public House and is within walking distance to the town centre. The fish and chip shop has the fryers included, and the three bedroom flat has just been redecorated and carpeted. There is a further brick outbuilding in the rear garden, providing another w/c and store. The property is available to purchase or rent.

Location

This three storey mid terrace property is situated in High Street, a busy area for both businesses and residential accommodation.

Description

Ground floor - Chip shop sales room, having frying range and counter, corridor leading to store room, kitchen with easy clean walls, commercial stainless steel sink, door to exterior.

First floor - Living room, two front bedrooms, kitchen, bathroom with shower over bath.

Second Floor - Master double bedroom.

Exterior

Communal pathway to private garden having brick building, housing w/c and store room.

EPC

The chip shop is currently rated as C.

The three bedroom flat is currently rated as D.

Services

Mains electric, gas and water. Living room has a gas boiler for central heating. There is one supply for the property.

Tenure

The property can be purchased freehold through the asking price of £149,950. The property can also be leased upon full repairing and insuring type terms for a flexible lease period. The ingoing tenant to pay the landlord a reasonable legal fee towards the preparation of the contract. The asking rent is £1250 per calendar month.

VAT

The property is not registered for VAT purposes.

Viewings

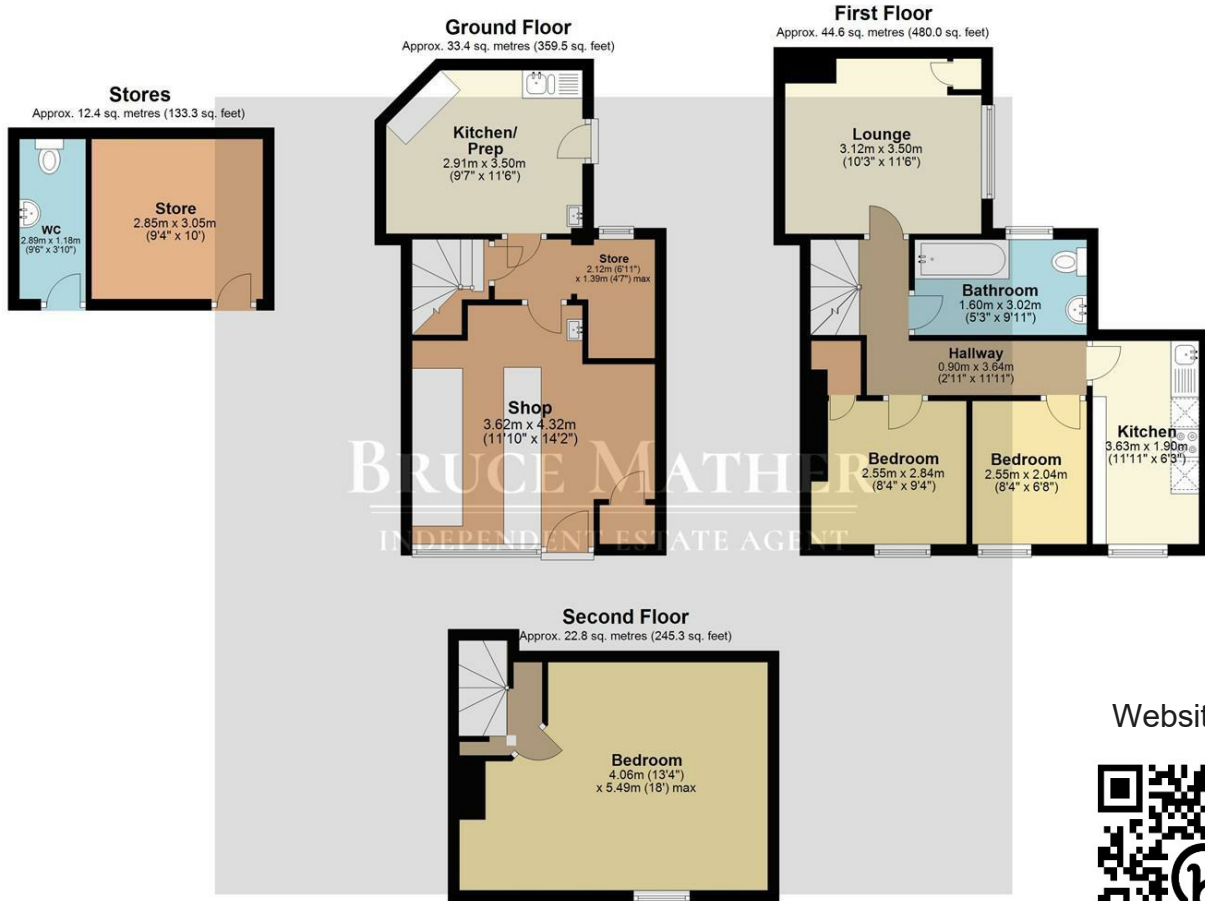
Viewings will need to be booked through Bruce Mather Estate Agents. Telephone: 01205 365032 Email: sales@brucemather.co.uk

Business Rates

The rateable value as of 1st April 2023 is £2700.



Floor Plan



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Total area: approx. 113.2 sq. metres (1218.1 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.

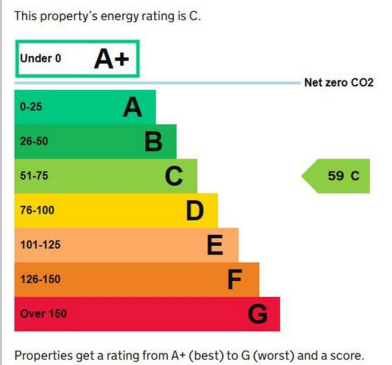
Website Link



Area Map



Energy Efficiency Graph



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