



## 70 MAIN RIDGE BOSTON, PE21 6SY

**£190,000**  
**FREEHOLD**

For Sale: Shop Front with Three-Bedroom Flat Above – Approximately 1,500 sq ft

Sedge Estate Agents are delighted to offer for sale this long-established property, comprising a ground-floor shop front and a three-bedroom flat above, totaling approximately 1,500 sq ft.

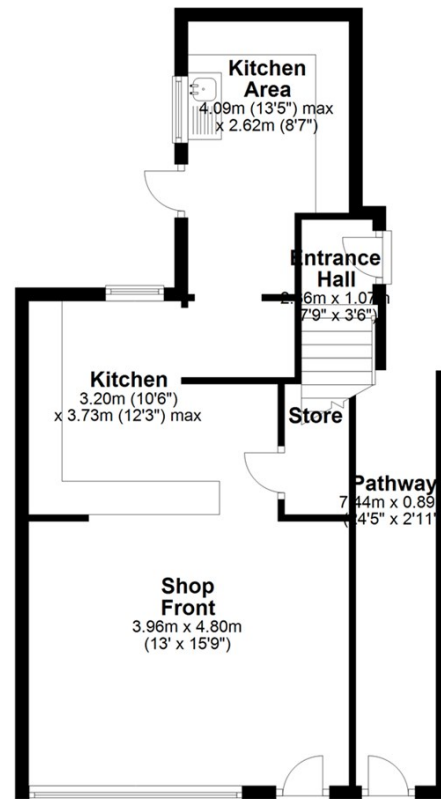
The property has been home to a successful takeaway business for over 40 years; however, the sale is strictly for the property itself, not the business. The flat and shop present an excellent opportunity for investment, owner occupation, or alternative commercial use, with significant potential to enhance rental income or develop further.

The property is offered as a single block.

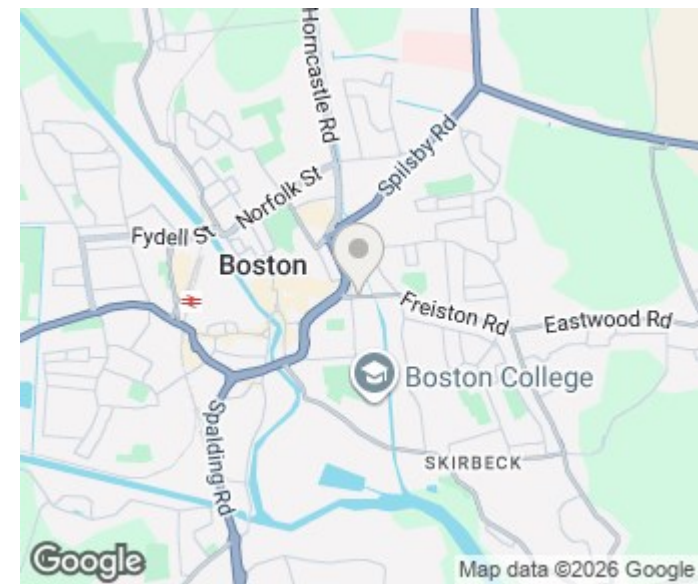
For further details, contact Sedge Estate Agents.



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



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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