

Town Centre Refurbished Income Producing Investment Comprising Fish and Chip Shop Restaurant with Three Flats Over Available For Sale Freehold

43-44 Market Place | Boston | Lincolnshire | PE21 6NF



Fully Fitted Licenced Fish and Chip Shop with 30 Seater Restaurant Extending to Provide Over 75sqm, 815sqft of Sales Accommodation with Ancillary Space

Freehold Opportunity Including 3 Apartments Over, Extending to 308sqm, 3,315sqft of Accommodation and a Combined Estimated Rental Value in the Region of £40,000 per annum

For Sale Freehold £550,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston boasts one of the fastest expanding populations in the East Midlands with a population changing from around 55,000 in 2001 to around 72,000 residents or more today.

The town has a thriving economy relating to the surrounding rich fertile agricultural land, the port, a large 391 bed hospital and various local government administrations.

The historic market place dates back to the construction of Boston Stump which is approximately 714 years old and has a twice weekly market granted by a charter in 1555 by King Henry VIII.

The town enjoys historic links with Eastern Europe through the Hanseatic League and is currently experiencing another period of rapid growth with the construction of over 1,000 houses and a number of large infrastructure projects including; construction of 2 power stations, provision of 3 underground cables connecting offshore wind farms to The Grid, the nearby 1,500 acre Helpringham Reservoir as well as other associated schemes.

The property is located on the south side of the marketplace within a Grade II Listed terrace of shops, believed to be one of the first retail terraces constructed in the town.

Accommodation...

The property has recently been altered by virtue of Planning Application No. B/18/0349 to provide a ground floor Fish and Chip shop unit with double glazed frontage and entrance to the rear with a rear steel staircase from Angel Court giving access to the upper floors where there are 3 apartments. It has been fully refurbished to include modern plaster wall finishes, LED lighting and individual gas fired heating systems.

Fish and Chip Shop

Net Internal Window Frontage 6.8m,

Sales Area A.....6.6m x 4.2m, 22.8sqm
Arranged for 10 seats including serving area.

Sales Area B.....10.2m x 4.6m, 47.8sqm ave
Arranged for 30 seats.

The area is fully tiled with modern plaster wall finishes, LED lights with a ¾ height cellar underneath for additional storage.

Handwashing Area.....1.6m x 1.7m, 2.7sqm
With food preparation surfaces.

Rear Storage Area.....3.9m x 1.3m, 5.1sqm
WCs

Being recently installed.

Chipping Area.....3.8m x 2.1m, 8.1sqm

Understairs Storage Area

To the rear of the property is a steel staircase giving access to the first floor communal hall for 3 fully modernised apartments.

First Floor Apartment 1, 4 Angel Court

Kitchen/Living Room.....4.1m x 3.1m, 12.7sqm

Having fully fitted kitchen.

Bedroom.....3.2m x 2.3m, 7.6sqm

Shower Room

Having walk in modern shower with pedestal handbasin and WC.

This property is let on an Assured Shorthold Tenancy at £550 per calendar month.

First Floor Apartment 2, 4 Angel Court

Hall with cupboard

Kitchen/Living Room.....4.6m x 4.6m, 21.4sqm

Bedroom.....4m x 4m, 16sqm

Shower Room

Having walk-in shower, WC and sink.

This property is let on an Assured Shorthold Tenancy at £595 per calendar month.

Second Floor Apartment 3, 4 Angel Court

Hall

Kitchen/Living Room.....6m x 5m, 30sqm

Having a full range of fitted kitchen units.

Bedroom 1.....5m x 4m, 20sqm

Shower Room

Having shower, WC and sink.

Bedroom 2.....6m x 4m, 24sqm

Shower Room 2

Having shower, WC and sink.

This property is currently under offer from a tenancy on an Assured Shorthold basis at £670 per calendar month.

Tenure...

The ground floor Fish and Chip Shop is available with either new Full Repairing and Insuring lease at a passing rent of £20,000 pa or with vacant possession.

The Freehold

The freehold of the building is available subject to any occupational leases with an Estimated Rental Value in excess of £40,000 pa. It would be suitable for an investor or an owner occupier.

EPC...

The property has Energy Performance Asset Ratings ranging from C75 to C78, full details are available on request.

Outgoings...

The retail unit has a Rateable Value of £24,750. Each of the apartments are rated at Council Tax Band A.

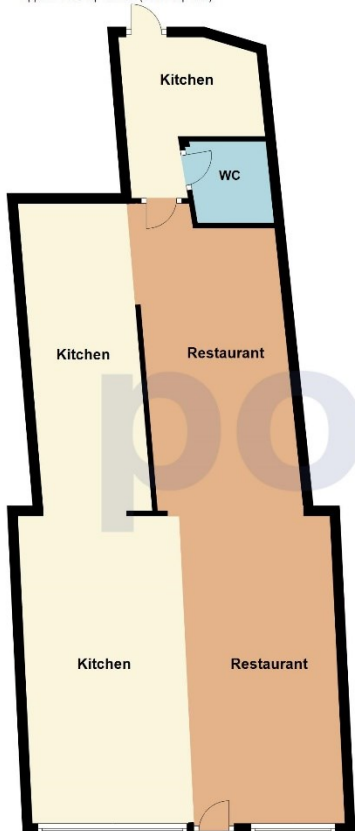
Viewing...

All viewings are to be made by appointment through the agent, Poyntons Consultancy.

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Ground Floor
Approx. 78.4 sq. metres (843.4 sq. feet)



First Floor
Approx. 70.5 sq. metres (758.6 sq. feet)

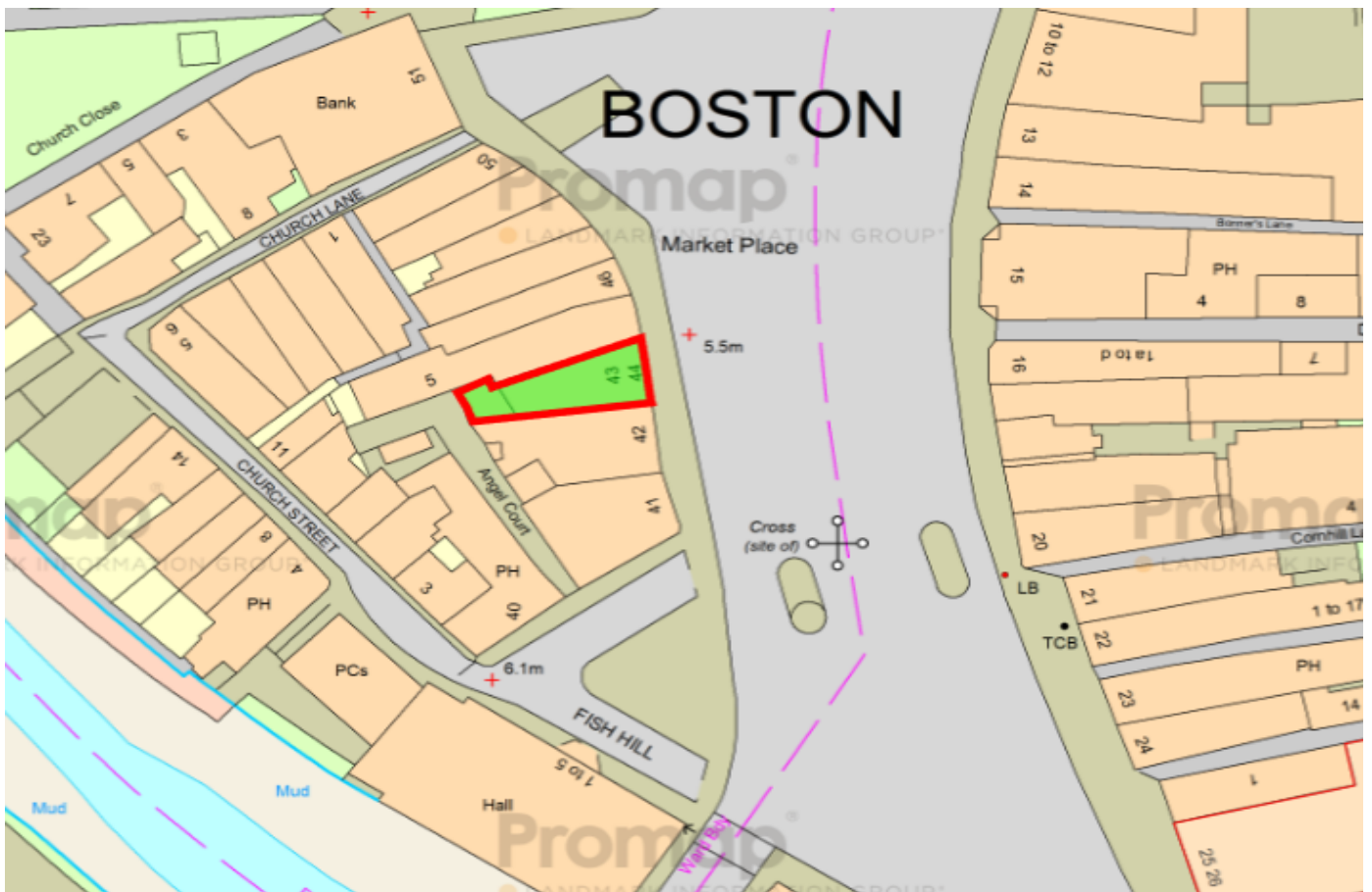


Second Floor
Approx. 52.7 sq. metres (567.2 sq. feet)



Total area: approx. 201.5 sq. metres (2169.2 sq. feet)

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Plan produced using PlanUp.



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