

Bespoke Fish and Chip Restaurant For Sale Freehold Including Business and Goodwill

Eagles Fish & Chip Restaurant | 56 Main Ridge East | Boston | Lincolnshire | PE21 6ST



Licensed Restaurant Premises with Residential Accommodation Over
Ground and First Floor Seating Areas for 140 Covers
Total Accommodation Extending to 547sqm, 5,890sqft
Excellent Turnover and Profitability
Spacious Second Floor Manager's Accommodation

For Sale Freehold with Vacant Possession
£495,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The historic bustling market town of Boston is located approximately 115 miles to the north of London on the South Lincolnshire Fens.

The town boasts a large port, good retail and healthcare facilities, strong sporting facilities and is approximately 35 miles to the south-east of Lincoln, 35 miles to the west of King's Lynn and 50 miles to the east of Nottingham.

The town has a railway with connection to Grantham, where the main Edinburgh to London mainline meets and is accessed through the roads via A16, A17 and A52 trunk roads.

The property is located off a dual carriageway known as John Adams Way in the centre of the town.

Accommodation...

Front Serving Area/Waiting Area.....7.9m x 3.9m, 31.9sqm
Arranged to provide a queuing area with non-slip floor.

Side Dining Area and Ancillary Accommodation.....11m x 4m, 43.7sqm

Arranged to provide seating for 40 covers.

Mens WC

Low level WC, pedestal hand basin.

Ladies WC

Low level WC, pedestal hand basin.

Dumbwaiter

Main Kitchen Area.....7.6m x 8.1m, 62.5sqm

Being fully equipped and having a full range of stainless steel equipment with a modern fryer on lease. Full inventory available on request.

Rear Food Preparation Area and Cloakroom

Chipping Room.....4.5m x 2.1m and 2m x 2m, 13.9sqm

Having nonslip tiled and drained floors, handwash basins.

Ancillary/Delivery Access

Gated and concreted.

Store and Walk in Freezer.....6m x 3m, 17.9sqm

Beer Cellar.....2.7m x 2.2m, 6.1sqm

Drained and Tiled.



Customer Staircase to First Floor

Main Bar Area.....11.9m x 4.4m, 53sqm
Having seating for 40 covers.

Side Seating Area.....4.1m x 2.8m, 11.5sqm
Having seating for 8 covers.

Function Room.....7.2m x 4.2m, 30.2sqm
Having seating for 24 covers.

Front Seating Area.....7.8m x 5.8m, 45sqm
Having seating for 45covers.

Serving Area.....6.8m x 5.6m, 38.5sqm
Having seating for 8 covers.

Fully Fitted Panelled Bar Area

Stairs continue from the public area to the First Floor
Restaurant WCs, Offices and Manager's Accommodation.

In addition, there is a spiral staircase leading to the
second Floor Office and Manager's Accommodation.

Second Floor Manager's Accommodation

Inner Hall

Lounge.....3.3m x 4m, 12.4sqm

Inner Hall

Bedroom 1.....4.5m x 3.8m, 17.4sqm

En-Suite Bathroom

Being fully equipped.

Bedroom 2.....3.7m x 3.1m, 12sqm

Bedroom 3.....3.6m x 3m, 11.3sqm

Kitchen/Living Area.....8.8m x 3.8m, 34sqm

Fully fitted kitchen with integrated appliances.

Lounge.....3.7m x 5.1m, 18.9sqm

Side store and door back through to Office.....3.6m x 3m,
11sqm

Stair Lobby.....2.2m x 4.7m, 10.3sqm

Business...

The business is trading as Eagles Fish and Chip Restaurant Limited showing high turnover. Full accounts are available on request. The property is owned by Eagle Property Limited. Shares are available in the company with regards to the property transfer.

Opening Hours...

The ground floor takeaway business and ground floor seating area is open Monday, Tuesday and Thursday 11.30am to 9pm. Wednesday 11am to 9pm, Friday and Saturday 11am to 10pm.

The restaurant which is licensed Monday to Friday 11.30am to 11.00pm and Saturday 11.30am to 11.30pm.

The upper floor restaurant is open Wednesday and Thursday 4.30pm to 8pm. Friday and Saturday 11.30am to 1.30pm and 4.30pm to 9pm.

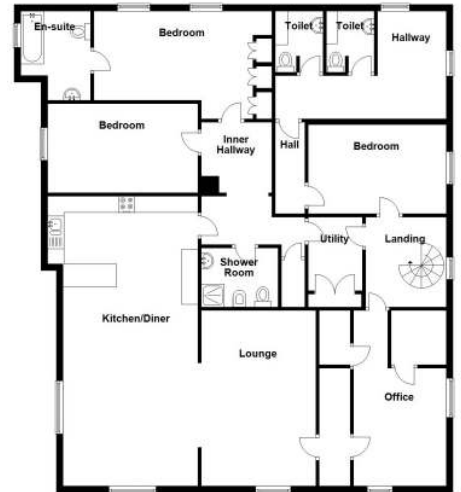
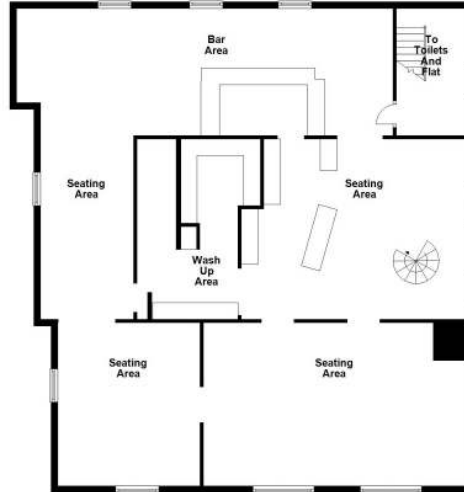
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Floor Plans...



Outgoings...

The property has a Rateable Value of £22,750. The apartment is rated at Council Tax Band A.



EPC...

The property has an Energy Performance Asset Rating D89. Full details are available on request.



Viewing...

By appointment through the agent.
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