

24 Hour Services Restaurant Building Available To Let on New Full Repairing and Insuring Terms

Unit 2 | A16/A17 Sutterton Roundabout | Boston | Lincolnshire | PE20 2LN



Operating Restaurant Available for Immediate Occupation Extending to 290sqm, 3,120sqft, Main Room Having 80 Covers with Separate Games Area, Fully Fitted Kitchen with Freezer and Fridge
Fully Licensed, 24-Hour Operation
Suitable for a National Operator, Fixtures and Fittings by Negotiation

To Let Leasehold on New FRI Terms
£30,000 per annum plus VAT plus F&F Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

Sutterton Services are located on the intersection of the A16 and A17 trunk roads with an average vehicular traffic flow of 36,000 vehicles per day.

The site is located approximately halfway between Boston and Spalding on the A16 trunk road and halfway between King's Lynn and Sleaford on the A17 trunk road.

The site is prominently located in the centre of the facility with neighbouring properties including a Spar Shop, McDonalds Fast Food Restaurant, petrol filling station and 24-hour lorry parking yard.

Accommodation...

An entrance into the building leads to the Restaurant, Retail Unit and WCs.

Main Restaurant Area.....15m x 10m, 150sqm
With a ceiling height averaging 4.7m currently arranged to provide approx. 80 covers with air conditioning.

Serving Bar (behind).....6.3m x 3.6, 22.6sqm
Handwashing sink, glass storage behind bar.

Games Area.....5m x 6.3m, 31.2sqm
Separated by the main restaurant area by clear glass wall and door.

Kitchen.....9.6m x 6m, 57.6sqm
Fully equipped with modern stainless steel kitchen equipment and extraction (Available by separate negotiation).

Walk-in Store.....2m x 1.8m, 3.5sqm

Office.....2m x 2m, 4sqm

Refrigerated Store.....1.5m x 3m, 4.5sqm
Walk-in

Freezer Store.....1.5m x 3m, 4.5sqm

Kiosk Unit.....4.8m x 2.2m, 12sqm
The unit is shuttered located close to the entrance.



Schedule of Accommodation....

Main Restaurant	150sqm	1,615sqft
Games Room	31.2sqm	336sqft
Kitchen/Ancillary	110sqm	1,185sqft
Total	291.2sqm	3,136sqft

Tenure....

The property is available by way of a new Full Repairing and Insuring lease with a minimum term of 5 years. The lease will be contracted out of the Landlord and Tenant Act 1954 Part II.

A deposit will be held the equivalent of a quarter of a year's rent payable upfront.

The tenant will be asked to contribute towards the reasonable fees relating to the preparation of the lease up to a maximum of £1,500 plus VAT.

Agent's Notes...

Fire exit is shared with the Spar Shop.

A full inventory of fixtures and fittings is available by request at an asking price of £50,000 plus VAT.

Outgoings...

A service charge of £1,750 pcm will be levied to cover the cost of cleaning of communal toilets. Services are sub metered.

The restaurant has a Rateable Value as of 1st April 2026 of £50,500.

EPC...

The unit has an Energy Performance Asset Rating B36. Full details are available on request.

Viewing...

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

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Services...

It is understood that mains services are connected to the site.



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