

# Hot Food Takeaway with 3 Bedroomed Maisonette Over For Sale Freehold with Vacant Possession

70 Main Ridge East | Boston | Lincolnshire | PE21 6SY



Fully Equipped Hot Food Takeaway with Fixtures and Fittings by Negotiation  
Renovated 3 Bedroomed Apartment Over with Separate Access  
Building Extending to 125.2sqm, 1,350sqft  
Of Interest to Investors and Owner Occupiers, Sale Due to Retirement  
Estimated Rental Value in the Region of £14,500 per annum  
Busy Thoroughfare, Close to the Town Centre

For Sale Freehold with Vacant Possession  
£185,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

The bustling market town of Boston has a rich history relating to its activities as a port and has a population of approximately 73,000 residents.

The town is located on the South Lincolnshire Fens approximately 115 miles to the north of London, 35 miles to the south-east of Lincoln, 50 miles to the east of Nottingham and 40 miles to the west of King's Lynn.

Main Ridge East is located immediately to the east of the town centre and is the main vehicular conduit from the east side of Boston to the dual carriageway, John Adams Way.

The property is located on the north side of the road in an area of residential dwellings and mixed-use property.

## Accommodation...

**Reception Area/Kitchen**.....4.8m x 4.1m, 20sqm  
Having a glazed retail entrance. Serving counter and space for customer seating.

**Main Kitchen**.....3.7m x 3.2m, 12.1sqm  
Having a full stainless steel freestanding kitchen, fully equipped (tableware by separate negotiation). Inventory available on request.

**Rear Kitchen**.....4.2m x 2.6m, 10.9sqm  
Stainless steel sink hand wash basin, storage shelving, nonslip floor, extraction.

### Rear Yard

Having access to the side passage and rear WC.

### Rear WC

Having low level WC, sink.

### Bin Store

A side doorway leads to the apartment stairwell.

### First Floor Landing

**Lounge**.....6.2m x 4.1m, 25.42sqm  
Having electric storage heater and fireplace.

**Kitchen**.....3.1m x 2.2m, 6.82sqm  
Having range of units with granite effect worktops, space for appliances and stainless steel sink.

### Walk in shower room/WC

### Second Floor Landing

**Bedroom No. 1**.....3.6m x 2.9m, 10.3sqm

**Bedroom No. 2**.....4.1m x 2.3m, 10sqm

**Bedroom No. 3**.....3.9m x 2m, 7.7sqm

## Schedule of Accommodation....

Ground Floor Sales Areas	32.1m <sup>2</sup>	345ft <sup>2</sup>
Rear Kitchen and Ancillary Areas	11m <sup>2</sup>	117.5ft <sup>2</sup>
First Floor Maisonette	82m <sup>2</sup>	880ft <sup>2</sup>
Total	125.2m <sup>2</sup>	1,350ft <sup>2</sup>

## Tenure....

The property is available freehold with vacant possession.

## Outgoings...

The residential property is rated as Council Tax Band A and the Takeaway Shop has a Rateable Value of £4300, as of April 2026.

## EPC...

The apartment has an Energy Performance Rating C and the Takeaway has EPC Rating E. Full details are available on request.

## Viewing...

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