



70 MAIN RIDGE
BOSTON, PE21 6SY

£210,000
FREEHOLD

Sedge Estate Agents are delighted to offer for sale this long-established take-away business being sold as a going concern with great profit potential - together with shop and three bedroom property above totalling some 1500 sq ft.

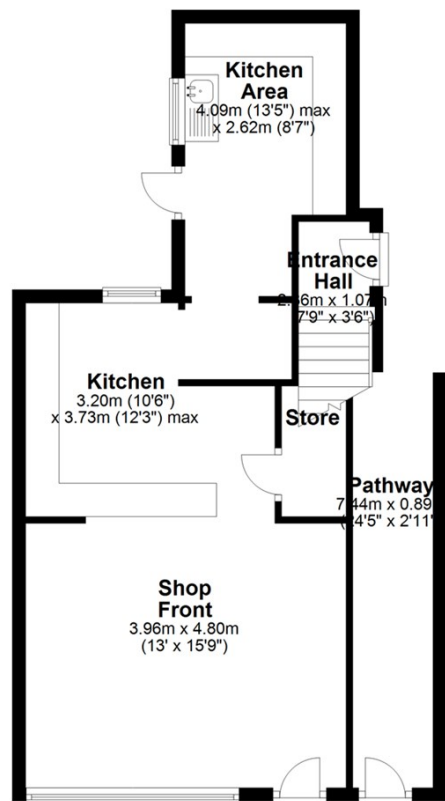
Established for 40 years the current business now trades reduced hours and services due to retirement still delivering good accounts - there is in the agents opinion massive potential to expend the range, media and working hours to further the profit potential of the asset.

The business and property are to be sold as one block.

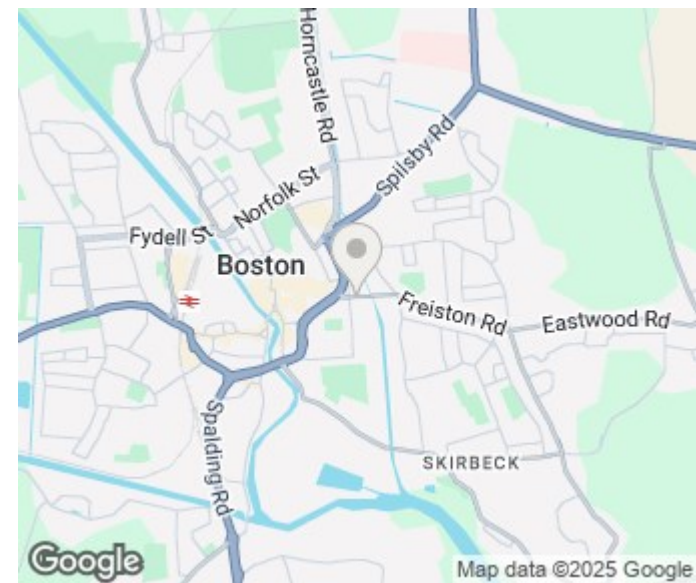
For further details call Sedge Estate Agents.



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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