



Andys Fish Bar, 14 Tattershall Road
Boston, Lincolnshire, PE21 9JG

£225,000

Details

- For Sale
- Established Fish & Chip Takeaway
- 2 Storey building
- Residential Location
- Close to town centre
- Fully Equipped
- 766 sqft in total
- Freehold property
- CEPC - B





Location



Overview

An excellent opportunity to purchase this freehold established Fish & Chip shop takeaway in this residential area close to the town centre. It recently celebrated its 40th Anniversary and winning best fish shop in Boston.



Location

The property is situated close to the town centre and within a densely populated and established location within the town. Boston is a market town and inland port in the borough of the same name in the county of Lincolnshire. It lies to the south-east of Lincoln, east of Nottingham and north-east of Peterborough. The town had a population of 45,339 at the 2021 census, while the borough had an estimated population of 66,900 at the ONS mid-2015 estimates. The Haven in Boston flows about 5 miles away to the Lincolnshire coast at The Wash, a bay between Lincolnshire and Norfolk.



ACCOMMODATION

The property comprises a 2 storey commercial premises including counter retail area to the front, rear preparation, chipping area and storage. With first floor storage. The property and business are being sold with all the equipment and ready to trade.

The accommodation is arranged over 2 floors as shown on the plan within the brochure.

PLANNING

The property has established use as a Fish & Chip Shop Takeaway

SERVICES

All mains are connected to the property

TENURE

The property business and fixtures and fittings are for sale at £225,000 plus stock at valuation

RATEABLE VALUE

The property has a rateable value of £4700

CEPC

A CEPC rating B

LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The price is exclusive of VAT



LOCAL AUTHORITY
Boston Borough Council

Municiple Buildings

West Street

Boston

Lincolnshire

PE21 8QR

Tel 01205 314200

VIEWINGS

Contact Pygott & Crone Commercial

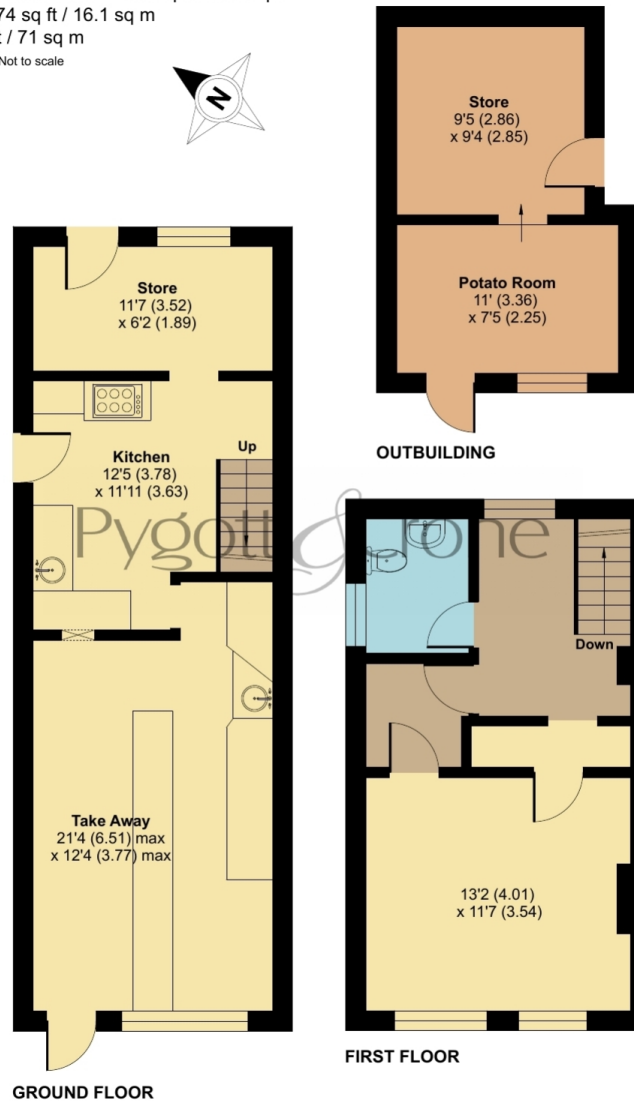
Tel 01522 536777



Tattershall Road, Boston, PE21

Ground Floor Net Internal Area = 439 sq ft / 40.7 sq m
 First Floor Net Internal Area = 153 sq ft / 14.2 sq m
 Outbuilding = 174 sq ft / 16.1 sq m
 Total = 766 sq ft / 71 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlcocom 2026. Produced for Pygott & Crone. REF: 1424464



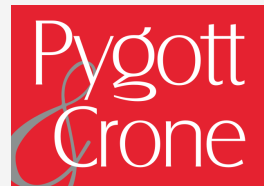
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Andys Fish Bar, 14 Tattershall Road, Boston
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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