



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

£100,000

Details

- Business For Sale
- Rent £12000 pax
- Fish & Chip Takeaway
- Well Established
- Leasehold Premises
- Well equipped premises
- 2 storey building
- EPC - B





Location



Overview

An excellent opportunity to purchase this established Fish & Chip shop takeaway in this residential area close to the town centre. The business is for sale and the building is to let on a 3 year minimum lease. The Fish and Chip shop 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 and chip takeaway

SERVICES

All mains services are connected to the property

TENURE

The business is available at £100,000 for the business, goodwill, fixtures and fittings plus stock at valuation. The building is offered on a minimum of a 3 year lease on full repairing and insuring terms. The tenant is to pay a 3 month rental deposit and then 3 months rent in advance. The rent payable is £12000 pax.

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 and rent are exclusive of VAT

LOCAL AUTHORITY
Boston Borough Council

Municipal Buildings

West Street

Boston

Lincolnshire

PE21 8QR

Tel 01205 314200

VIEWINGS
Contact Pygott & Crone Commercial

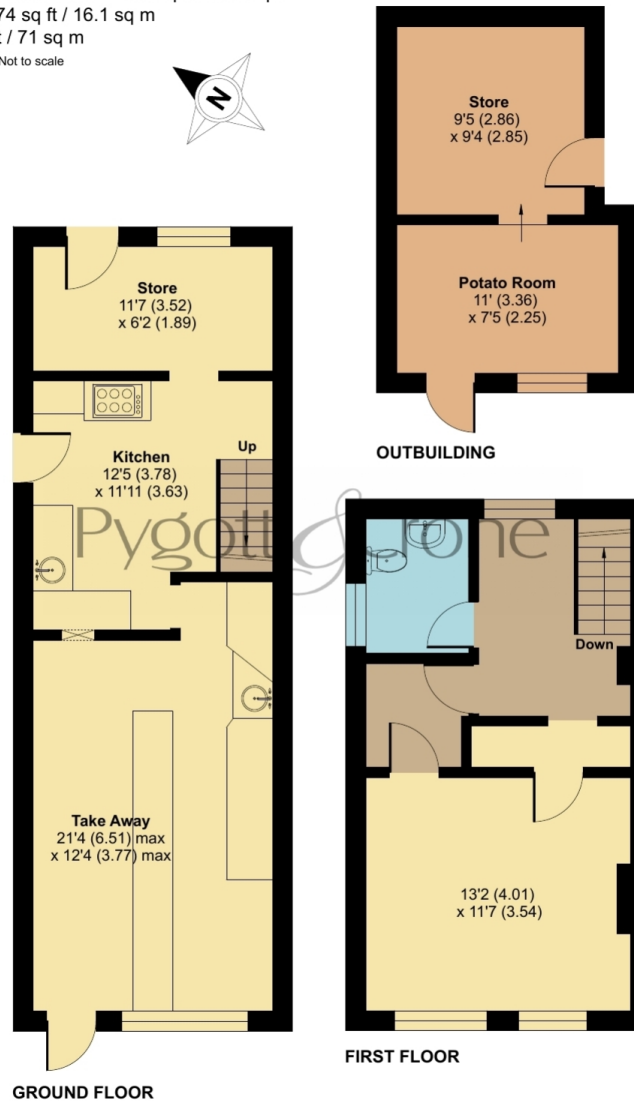
Tel 01522 536777



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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