

BRUCE MATHER

INDEPENDENT ESTATE AGENT



Garwick Cafe, Bungalow and Land A17, Heckington, NG34 9LX **£595,000**

BUSINESS OPPORTUNITY situated by the busy A17 Truck Road, this award winning Cafe with additional bungalow, extensive car park and land is situated on a site of approx 1 acre.

This **HIGH PROFILE BUSINESS** and **RESIDENCE** is well positioned by the layby having direct access to the A17 Main Road. The Roadside Cafe (approx 1,560sqft. 145sqm) provides fully equipped Catering Standard Kitchens, Two Restaurant Areas for 60 diners, Shower Rooms and Toilet Facilities. Conveniently situated next door, the property has a centrally heated Three Bedroom Bungalow having 20ft Living Room, Fitted Kitchen, Three Double Bedrooms (Handbasin and W/C to master) and Family Bathroom. The Cafe may provide permitted development rights for a hotel or residential institution subject to the judgement from North Kesteven District Council. The site does provide room for expansion to the front and rear subject to planning.

LOCATION

The location of the Garwick Cafe is ideal for running a business requiring high profile. The properties face the A17 with a lay by conveniently situated between the two. The A17 offers excellent access to Boston, Sleaford, Grantham, Lincoln and Norfolk. Heckington itself is one of the largest villages in Lincolnshire, having local amenities including school, nursery, swimming pool, butchers and greengrowers and benefits from rail links to Grantham.

DESCRIPTION

The Garwick Cafe

The Cafe sits in the middle of the 3 properties (Bungalow, Cafe, Toilet and Shower block) and comprises Front and Rear Restaurants, Kitchen Preparation Area and Main Kitchen.

Shower and Toilet Block

The Entrance Lobby provides access to the front and rear of the property. To the right hand side is the Shower and Toilet block, comprising 4 W/Cs and Shower Room.

The Bungalow

The Bungalow is the longest of the 3 property areas and consists of 20ft lounge and kitchen, 3 double bedrooms, family bathroom with separate shower and further W/C to bedroom 2.

Lounge 6.1m x 6.1m

Kitchen 4.5m x 2.7m

Bedroom (1) 4.5m x 3.2m

Bedroom (2) 4.5m x 3m

Bedroom (3) 4.5m x 3m

EXTERIOR

To the front of the property there is a large car park laid to gravel with a further lawned garden to the left hand side. Gated access leads to the rear garden having rear patio, several further dog kennels with the majority laid to lawn and trees around the boundary.

SERVICES

Mains, electricity and water are connected. The property has an oil tank and oiled fired boiler. The drainage is to a private septic tank.

EPC RATINGS

Cafe; EPC Rating C

Bungalow: EPC Rating E

TENURE

Freehold.

VIEWINGS

Strictly by appointment only through the selling agents, Bruce Mather Ltd. Tel: 01205 365032 Option 3.

VAT

The vendor has informed us that there is no VAT to pay on top of the sale price.

BUSINESS RATES AND COUNCIL TAX

The Ratable Value is £11,500 per annum. Please check with North Kesteven District Council as to potential discounts. Tel: 01529 414155

Council Tax Band 'B' for the Bungalow

AGENT'S NOTE

All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent.

All properties are offered subject to contract offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

Bruce Mather Limited for themselves and for Sellers of this property whose Agent they are given notice that:-

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Floor Plan



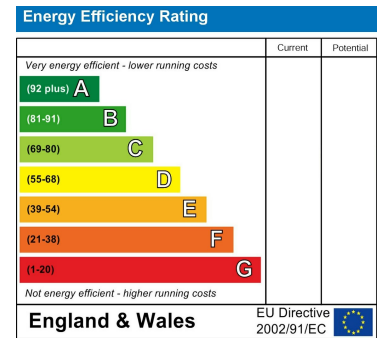
Website Link



Area Map



Energy Efficiency Graph



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