

BRUCE MATHER
INDEPENDENT ESTATE AGENT



The Case has Altered Main Road

Algarkirk, Boston, PE20 2LH

Asking Price £450,000



4



2



5



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The Case has Altered Main Road

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A 3/4 of an acre main road brown field site comprising of a former Cafe and Restaurant with a five bedroom house, car park and gardens.

This large, detached, mixed use premises has the benefit of a high profile location situated in front of the A17 main road and open countryside immediately behind.

The property presents a range of business opportunities as is or a re-development, subject to the required planning consents.

Location
The site and premises provides first class positioning for the A17 traffic catchment at Algarkirk. This bustling road network stretches approximately 60 miles from Newark on Trent, Nottinghamshire to Kings Lynn in Norfolk. To the rear of the property, Marsh Lane provides access to the beautiful open Countryside.

Description
The property provides the advantage of a ground floor former cafe and restaurant with large bar, kitchen, garage and car park. Mixed with a two storey 5 bedroom house. The property is well positioned with the business and car park facing the main road whilst the house faces the countryside.

Ground Floor Accommodation
Restaurant, 2 Bars, Kitchen, Pantry, Lounge, 2 Store Rooms, 2 Toilets, Office pace, Lobby, 2 Garages.

First Floor Accommodation
5 Bedrooms (or 4 Bedrooms and further Lounge) + Bathroom

Development Opportunity
The property's spacious interior, large car park, and prominent location offer a wealth of potential for redevelopment. Subject to planning permission, the property could be converted into a variety of uses, including:

Restaurant: The property's characterful interior and spacious layout would be ideal for creating a thriving restaurant or bar.

Retail space: The prominent roadside location and ample parking would make the property ideal for a variety of retail uses.

Residential development: Subject to planning permission, the site could be redeveloped to create new homes.





Exterior
Hard surfaced Car Park and 2 Garden areas.

Services
Mains electricity and water are connected. The property has an oil fired boiler.

EPC Rating
The property is currently an F Rating

Key Features
Five-bedroom accommodation with potential for conversion into additional commercial space
Large former pub and cafe area with character features and ample space for redevelopment
Extensive car park providing ample parking for customers or residents
Prominent roadside location on the busy A17, ensuring high visibility and passing trade
3/4 acre site with development potential (subject to planning permission)

Tenure
Freehold

Viewings
All viewings strictly by appointment please call Bruce Mather Estate Agents on 01205 365032.

Vat
Vat is not applicable on this property.

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



Area Map

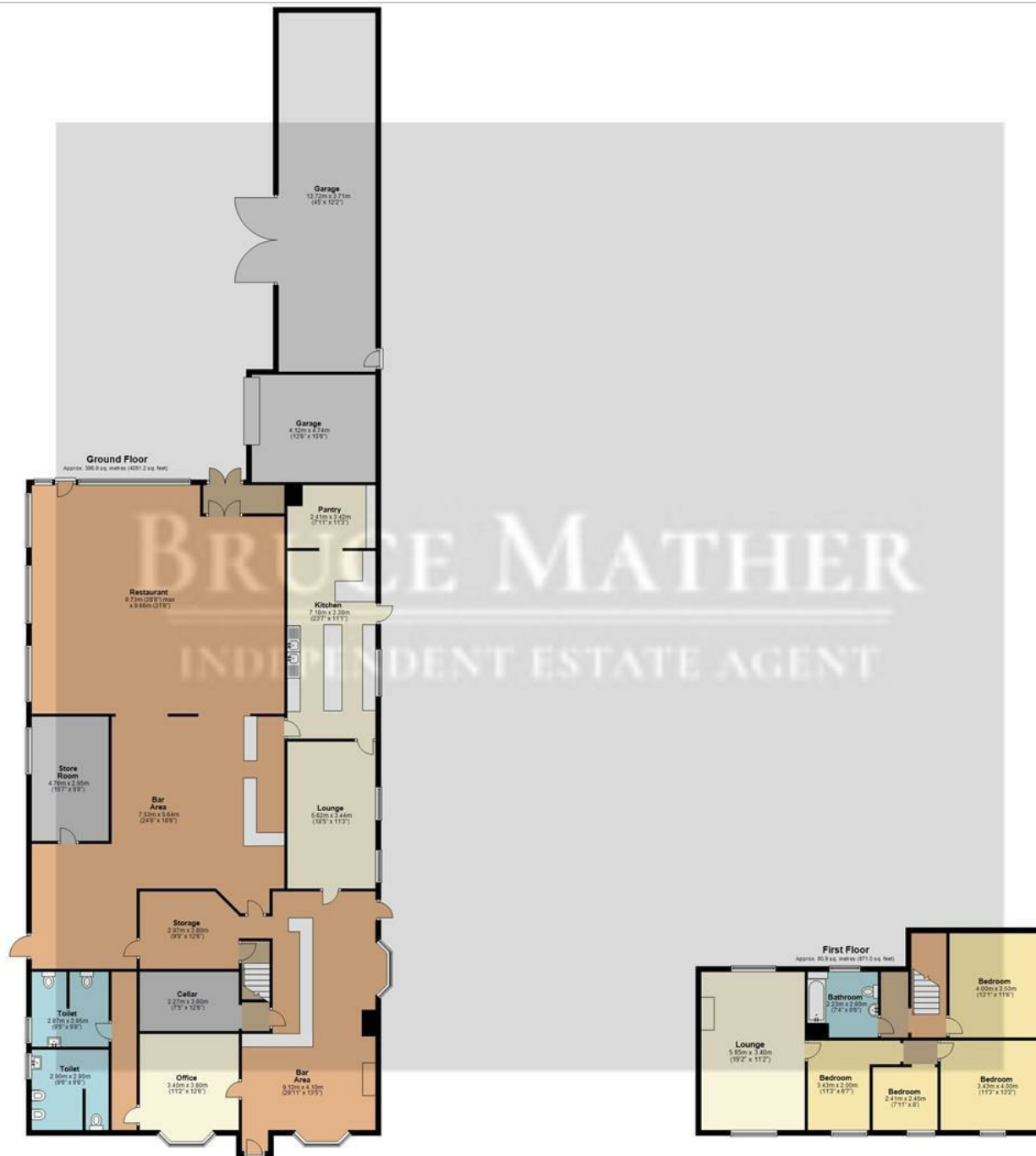


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Floor Plan



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