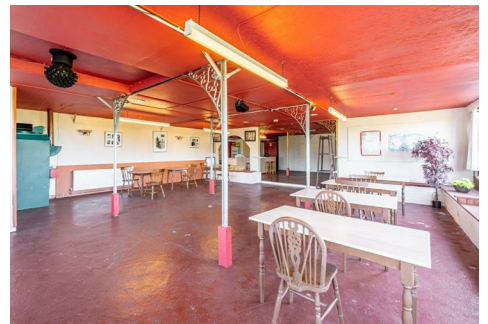


BRUCE MATHER

INDEPENDENT ESTATE AGENT



The Case has Altered Main Road, Boston, PE20 2LH Offers In The Region Of £325,000

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 space, 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

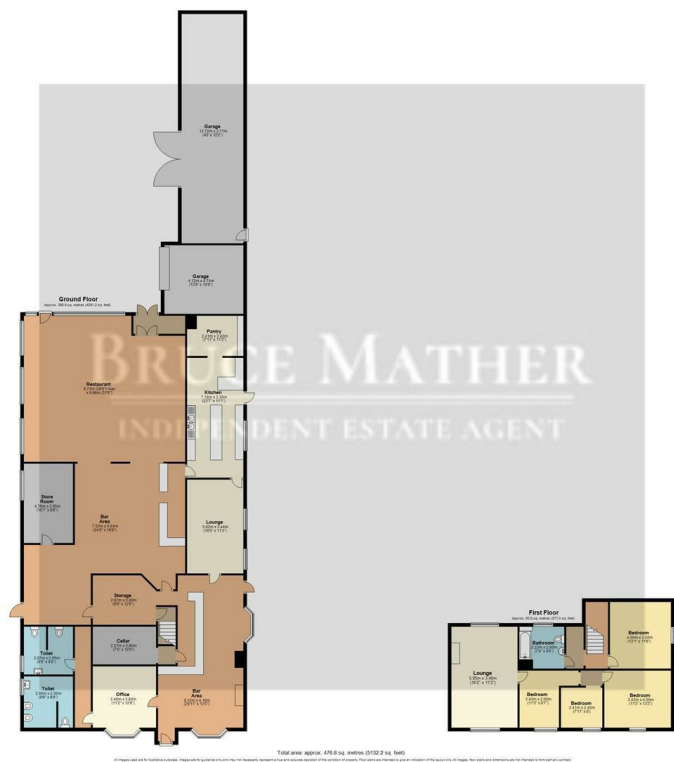
All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent.

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:-

1) the particulars, whilst believed to be accurate, are set out as a general outline for intended buyers and do not constitute nor constitute part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) no person in the employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatever in relation to this property.

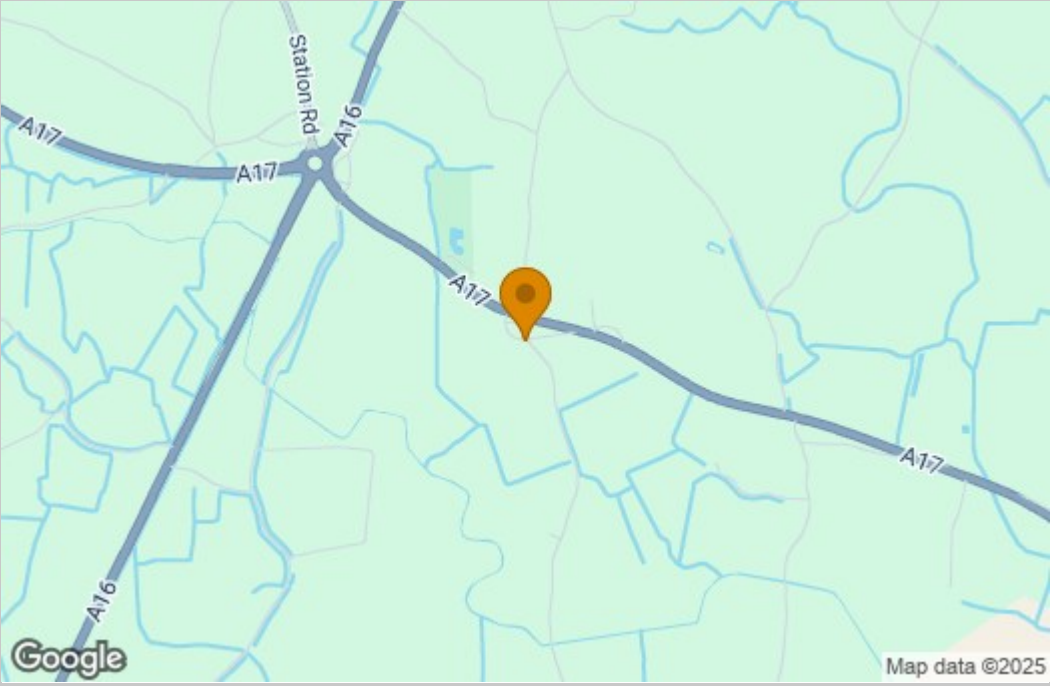
Floor Plan



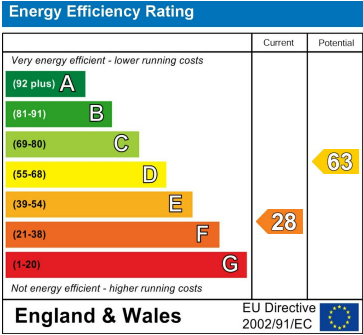
Website Link



Area Map



Energy Efficiency Graph



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