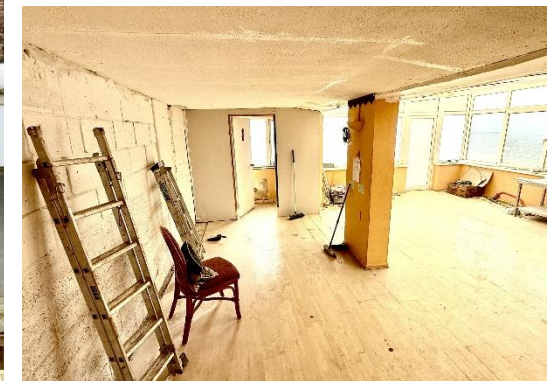




High Street, Holbeach £74,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66

For Sale By Secure Sale Online Bidding -Starting Bid £80,000. Terms and conditions apply. We are delighted to offer this opportunity to acquire this High Street former restaurant with off road parking in conjunction with our partner, Pattinson Auction. The renovation process has commenced. In brief the property comprises: Reception Room/Restaurant area, inner space leads to a conservatory style area with polycarbonate roofing, Cloakroom, store area. A staircase leads to the first-floor reception room. Outside the property fronts onto The High Street, vehicle access is via St Johns Street, a gravel driveway provides access and off-road parking - Call us anytime to book your viewing slot - 01406 424441.

Accommodation Comprises:

Glazed entrance door to:

Reception Room/Restaurant Area - 5.06m x 3.59m (16'7" x 11'9")

Inner Space - Conservatory Area - 6.46m x 3.72m (21'2" x 12'2")

Inner Hall 5.09m x 2.07m (16'8" x 6'9")

Cloakroom

Store Area 6.00 m x 1.06m (19'8" x 3'6")

First floor to:

Reception Room 5.97m x 5.03m (19'7" x 16'6")

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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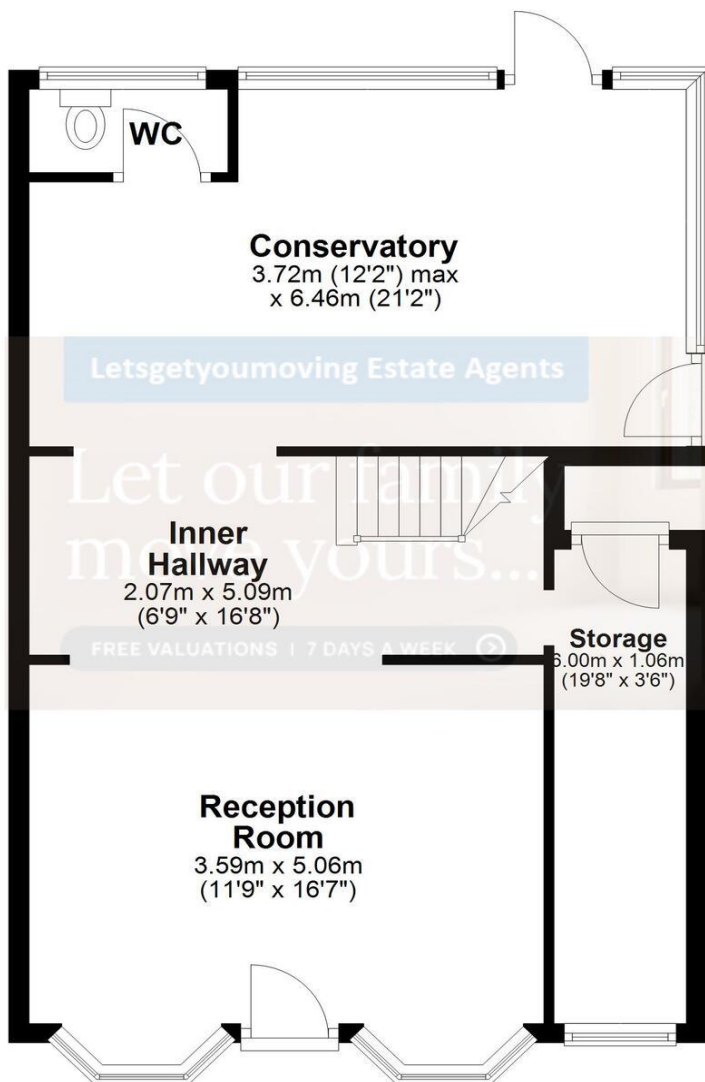
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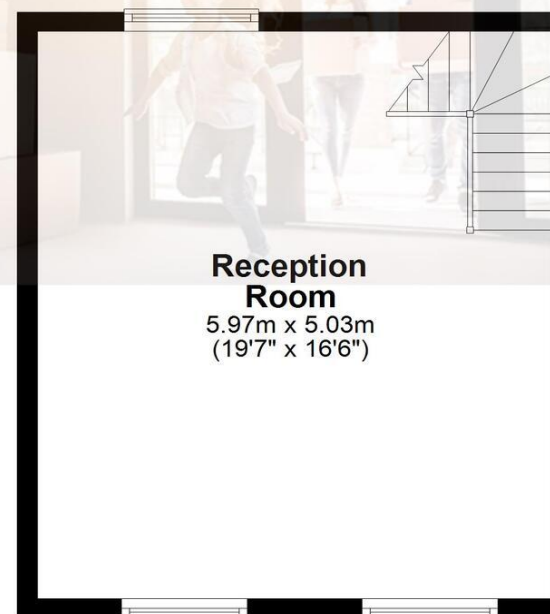
Ground Floor

Approx. 59.9 sq. metres (644.9 sq. feet)



First Floor

Approx. 30.0 sq. metres (323.2 sq. feet)



Total area: approx. 89.9 sq. metres (968.1 sq. feet)

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. Call us ANYTIME!

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