

BRUCE MATHER
INDEPENDENT ESTATE AGENT



The Case has Altered Main Road
Algarkirk, Boston, PE20 2LH
Offers In The Region Of £300,000



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Algarkirk, Boston, PE20 2LH

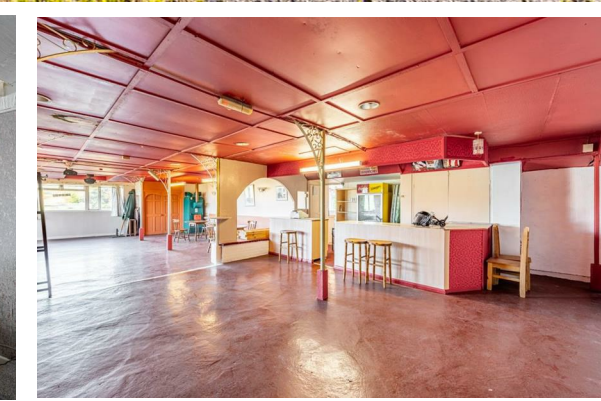
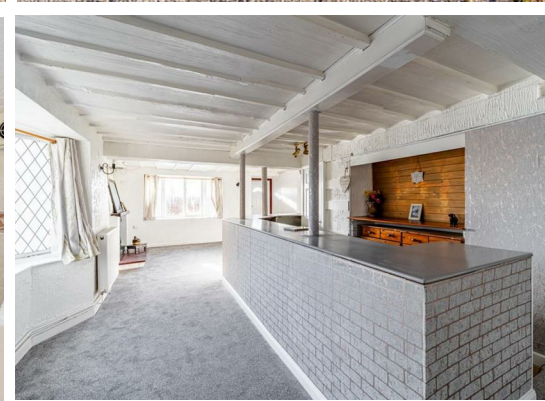
Reduced to an extremely attractive price for purchasers ready to proceed swiftly, this exceptional opportunity offers both lifestyle and commercial potential in one impressive package.

Extending to approximately $\frac{3}{4}$ of an acre, the prominent main road brownfield site comprises a former café and restaurant alongside a substantial five-bedroom residence, generous parking facilities and established gardens.

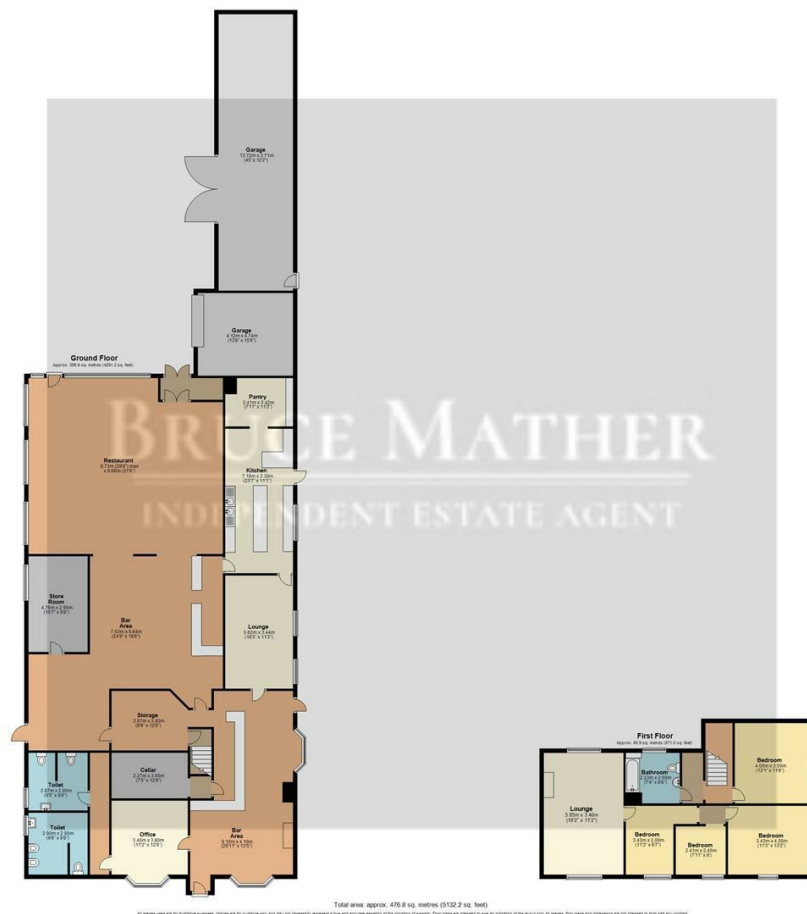
This large, detached mixed-use premises enjoys a high-profile position fronting the A17, with open countryside immediately to the rear — combining excellent visibility for trade with a pleasant and private outlook.

The property offers an outstanding opportunity to live and work from the same site, creating a seamless business and residential environment. Whether retained in its current form or redeveloped (subject to the necessary planning consents), the possibilities are extensive. It would lend itself particularly well to an Airbnb or guest accommodation venture, hospitality use, or a variety of alternative business enterprises. A rare chance to secure a versatile and highly visible premises with significant potential for income generation and lifestyle flexibility.

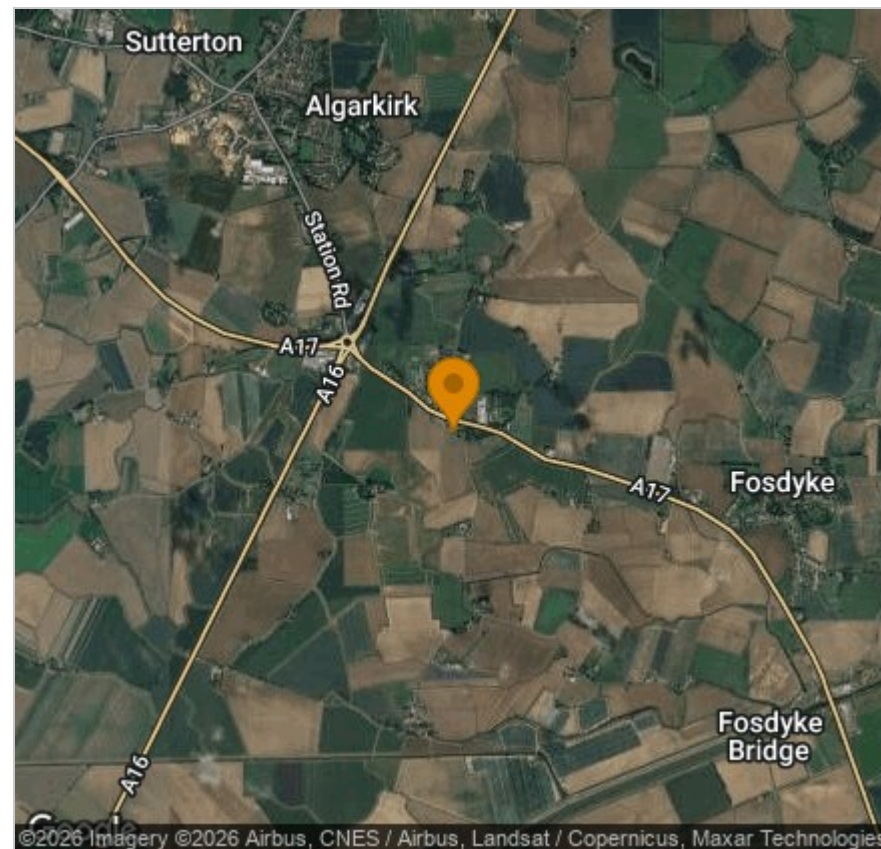




Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		63 28	
England & Wales		EU Directive 2002/91/EC	



Viewing

Please contact our Boston Residential Office on 01205 365032
if you wish to arrange a viewing appointment for this property or require further information.

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