



Fairfield 101 London Road
Boston. PE21 7EN.

£875,000



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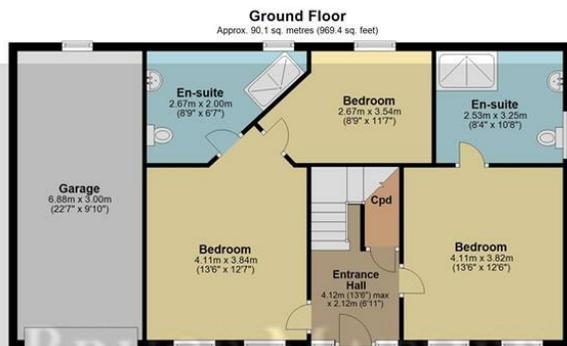
Boston PE21 7EN.

A successful and profitable large, centrally-located Guest House/Hotel with a three-bedroom owner's residence and a thriving restaurant and bar. Set over two buildings, the new building consists of 8 bedrooms, 4 bathrooms and a large storage area/garage. The main building, which extends over 5000 sq/ft (STS), has an owner's home to the front, which has a reception with lovely bay windows, a family kitchen, 3 bedrooms and a bathroom upstairs. Downstairs, the commercial side has a bar and restaurant area off the large kitchen, a function room, storage area/office and toilets. Upstairs, there is another function room and 3 ensuite bedrooms. There is a separate self-contained studio apartment with its own access. Outside there is a games/bandstand area and we have been informed there is an outside license until 10pm for weddings/concert/events. The business comes with plenty of parking and, located off London Road, is very close to the A16 in Boston, Lincolnshire. Opportunities of such a flexible and well positioned business are few and far between. Please call Bruce Mather Estate Agents to arrange, strictly by appointment only, a viewing now on 01205 365032.



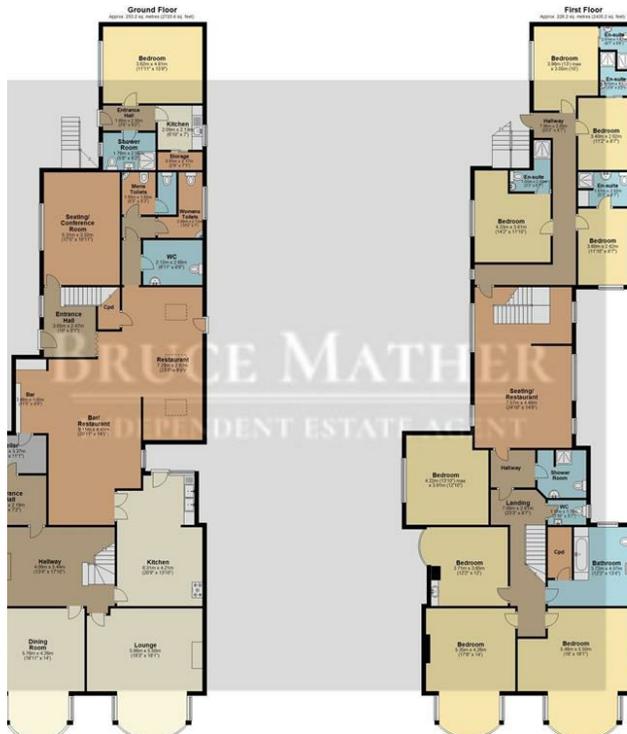


Floor Plans



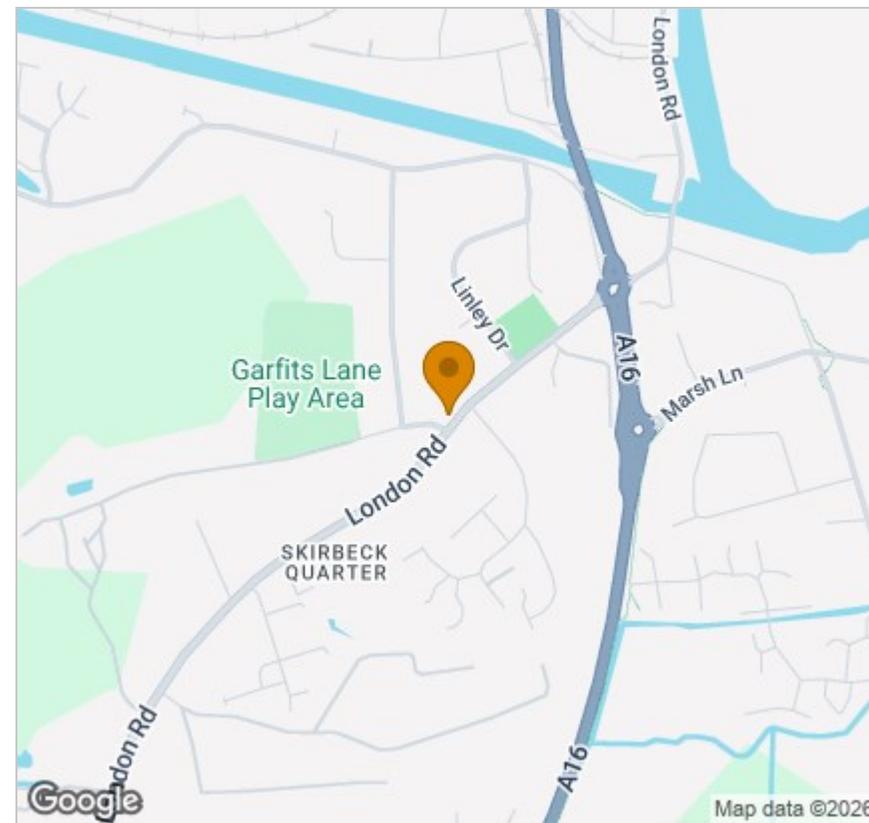
Total area: approx. 180.3 sq. metres (1941.0 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part of any contract. Plan produced using Plansip.



Total area: approx. 479.5 sq. metres (5160.8 sq. feet)

Area Map

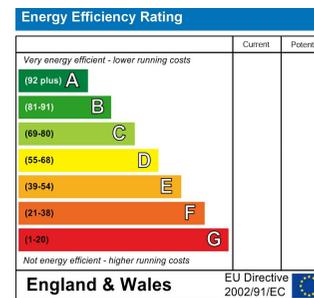


Viewings Strictly by Appointment only.

Please contact our Boston Residential Office on 01205 360 387 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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