

BRUCE MATHER

INDEPENDENT ESTATE AGENT



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

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 newly fitted modern kitchen has recently been installed within the residential accommodation, further enhancing the appeal and providing a stylish, contemporary living space.

A rare chance to secure a versatile and highly visible premises with significant potential for income generation and lifestyle flexibility.

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

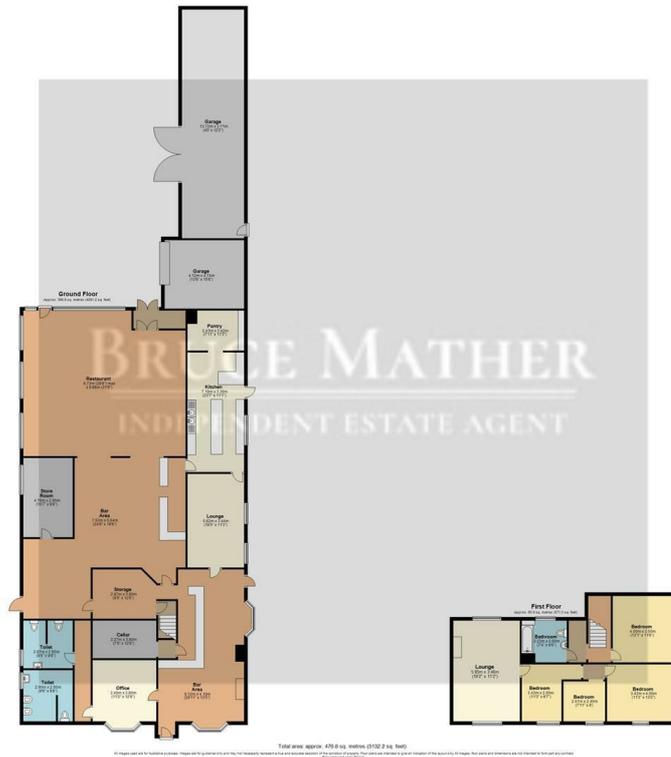
All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent.

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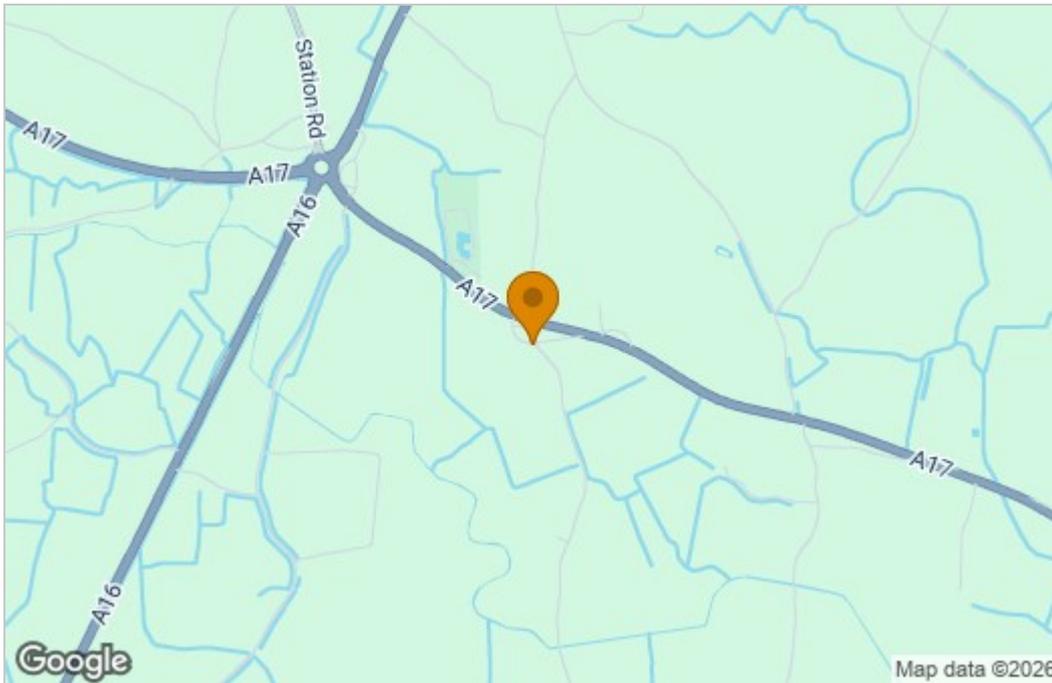
Floor Plan



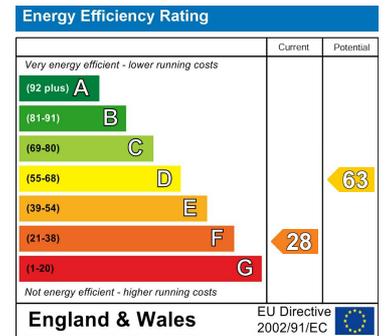
Website Link



Area Map



Energy Efficiency Graph



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