

BRUCE MATHER

INDEPENDENT ESTATE AGENT



Main Road, Langrick, Boston, PE22 7AJ

Asking Price £449,500 Plus VAT

Substantial 675 sq.m, 7268 sq.f (sts) detached, mixed use premises comprising terrifically presented Restaurant with Bar with up to 170 covers.
3 Bedroom Residential Accommodation, further Office with Bathroom, Alternative Garage showroom, substantial car park, approx. ¼ acre grass paddock set within grounds of approx 1.15 acres, (0.46ha)

This large well-situated premises provides land for further extension and development subject to planning.

The property and land also provide consideration for future change of use perhaps for Hotel and Leisure, Farm Shop, Park Homes, Care Home, Residential Conversion subject to planning approval from East Lindsey District Council.
The property is well located by the B1192 Boston to Coningsby and Woodhall Spa road having access to the Water Rail Cycle route and Witham Navigable Canal Network.

BRUCE MATHER

INDEPENDENT ESTATE AGENT

LOCATION

This vest detached Commercial and Residential property is situated facing the B1192 Main Road close to Langrick Bridge, a village and crossing over the River Witham located a few miles North of Boston.

This area is popular with farmers, boater, walkers and cyclists having the Water Railway route close by.

ACCOMMODATION

The current layout has been configured to provide a spacious restaurant with the ability to entertain large parties at the same time.

The kitchen provides the space to deal with large orders, conveniently having the store and walk in fridge area.

The impressive garage showroom to the left-hand side could also be used as an extra dining room if required as it once was.

The property provides much needed on-site accommodation having the three-bedroom apartment and further office with bathroom.

The site, approx. 1.15 acres, 0.46 ha provides adequate parking with the opportunity for further expansion and development – subject to planning.

If you are interested in investigating future planning potential, the agent has details of a former Planning Officer who now work in the private sector who can discuss this with you.

The accommodation is set out in this brochure's floorplan.

The property has the benefit of an oil-fired boiler.

TENURE

Freehold with vacant possession upon completion.

BUSINESS RATES

The rateable value is being reduced from the 1st April 2023 Valuation of £39,750 to £23,750 on the 1st April 2026.

The manager's accommodation is Council Tax A.

EPC

The Restaurant has a 'D' Energy Rating.

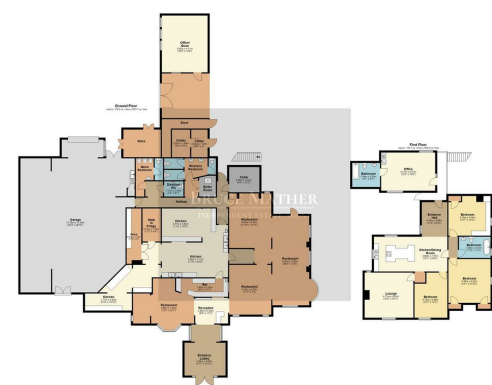
The Managers Accommodation has a 'E' Energy Rating.

VAT

The vendors inform us the property is elected for VAT.

VIEWINGS

By arrangement with the Selling Agent Bruce Mather Ltd on 01205 365032 or sale@brucemather.co.uk



BRUCE MATHER

INDEPENDENT ESTATE AGENT



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.