

# BRUCE MATHER

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## INDEPENDENT ESTATE AGENT



### **Garwick Cafe, Bungalow and Land A17, Heckington, NG34 9LX**

### **£499,950**

**BUSINESS OPPORTUNITY** situated by the busy A17 Truck Road, this award winning Cafe with additional bungalow, extensive car park and land is situated on a site of approx 1 acre.

This **HIGH PROFILE BUSINESS** and **RESIDENCE** is well positioned by the layby having direct access to the A17 Main Road. The Roadside Cafe (approx 1,560sqft. 145sqm premises) provides fully equipped Catering Standard Kitchens, Two Restaurant Areas for 60 diners, Shower Rooms and Toilet Facilities. Conveniently situated next door, the property has a centrally heated Three Bedroom Bungalow having 20ft Living Room, Fitted Kitchen, Three Double Bedrooms ( Handbasin and W/C to master) and Family Bathroom. The Cafe may provide permitted development rights for a hotel or residential institution subject to the judgement from North Kesteven District Council. The site does provide room for expansion to the front and rear subject to planning.

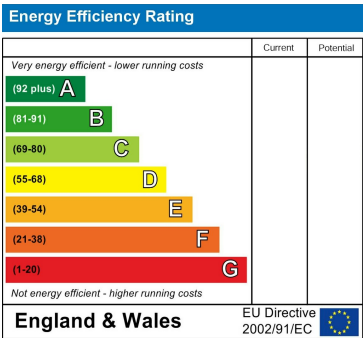
Floor Plan



Area Map



Energy Efficiency Graph



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