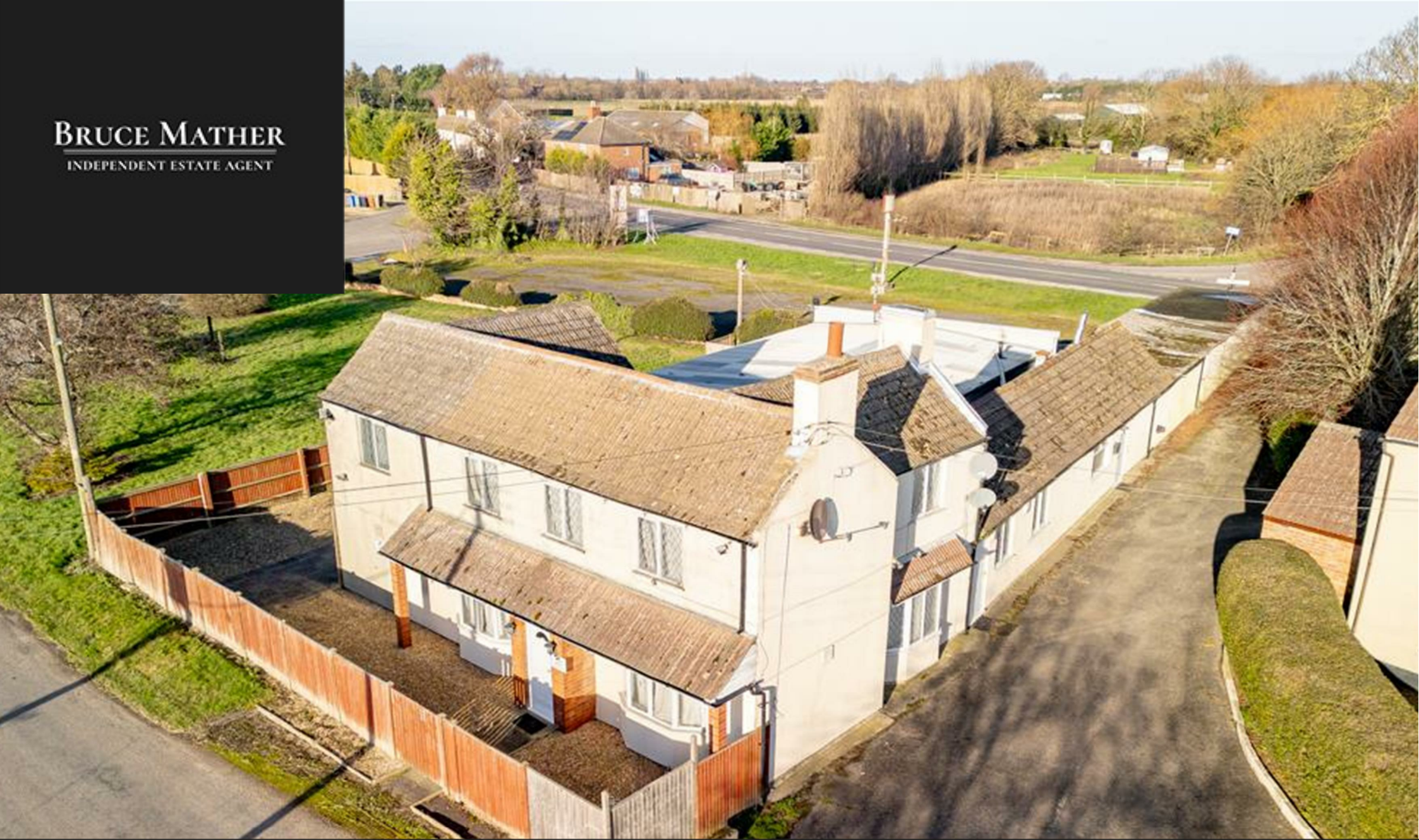


**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



**The Case Has Altered Main Road**  
Algarkirk, Boston, PE20 2LH

**£325,000**



## The Case Has Altered Main Road

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.

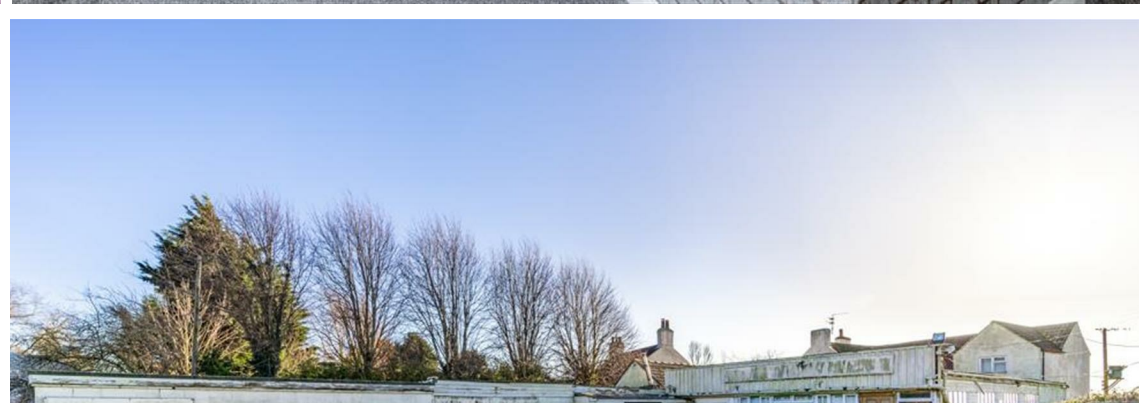
This large, detached mixed-use premises enjoys a high-profile position fronting the A17, with open countryside immediately to the rear — combining excellent visibility for trade with a pleasant and private outlook.

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.

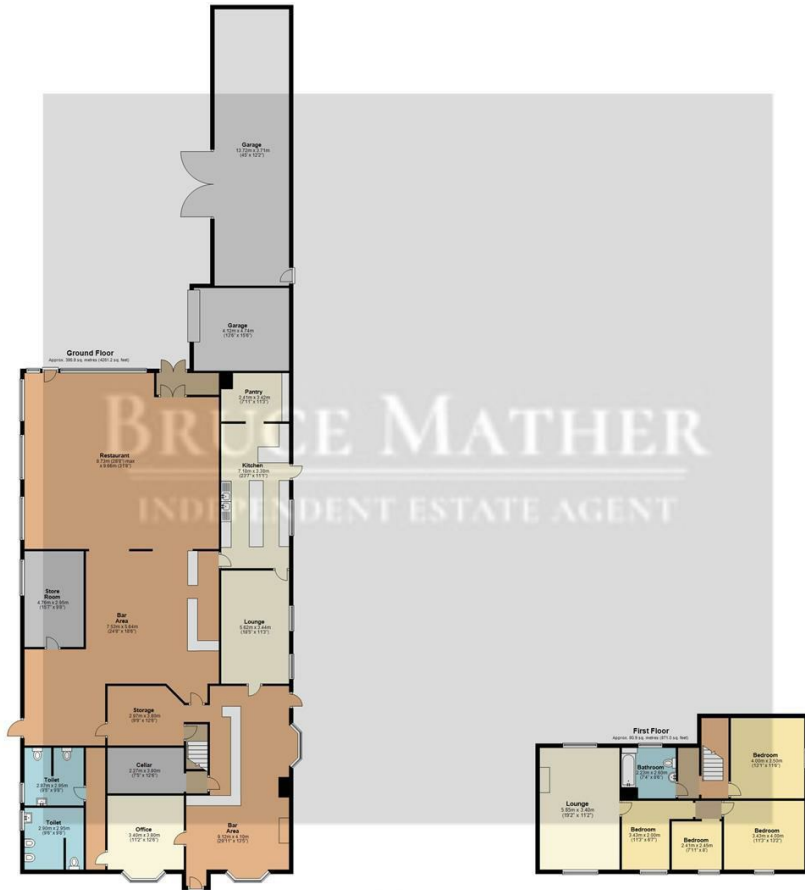
A newly fitted modern kitchen has recently been installed within the residential accommodation, further enhancing the appeal and providing a stylish, contemporary living space.

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





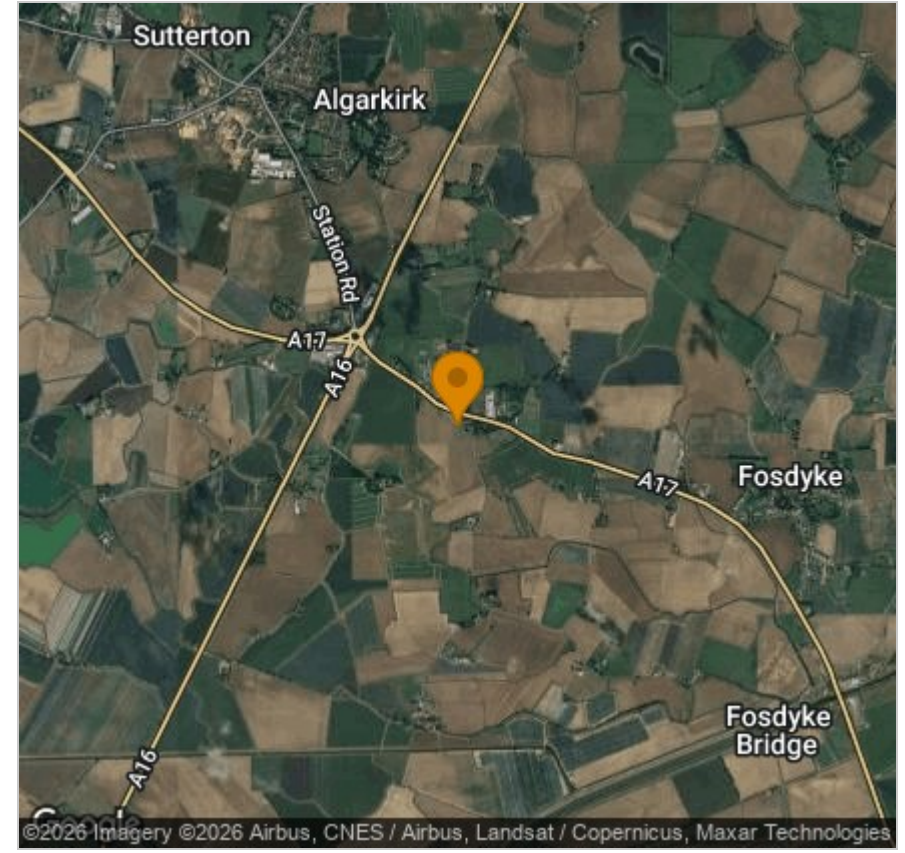
## Floor Plan



Total area: approx. 476.8 sq. metres (5132.2 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not be accurate. All dimensions are for information only and are subject to the actual site. All images, floor plans and drawings are not intended to be used for any other purpose.

## Area Map



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

**BRITISH  
PROPERTY  
AWARDS**

2023

GOLD WINNER

ESTATE AGENT  
IN BOSTON

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**BRITISH  
PROPERTY  
AWARDS**

2024

GOLD WINNER

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IN BOSTON

## Viewing

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

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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