

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



## The Case Has Altered Main Road

Algarkirk, Boston, PE20 2LH

**£325,000**

4 2 5 F A

A row of white icons on a dark background. From left to right: a bed icon with the number 4, a bathtub icon with the number 2, a sofa icon with the number 5, a floor plan icon with the letter F, and a house icon with the letter A.

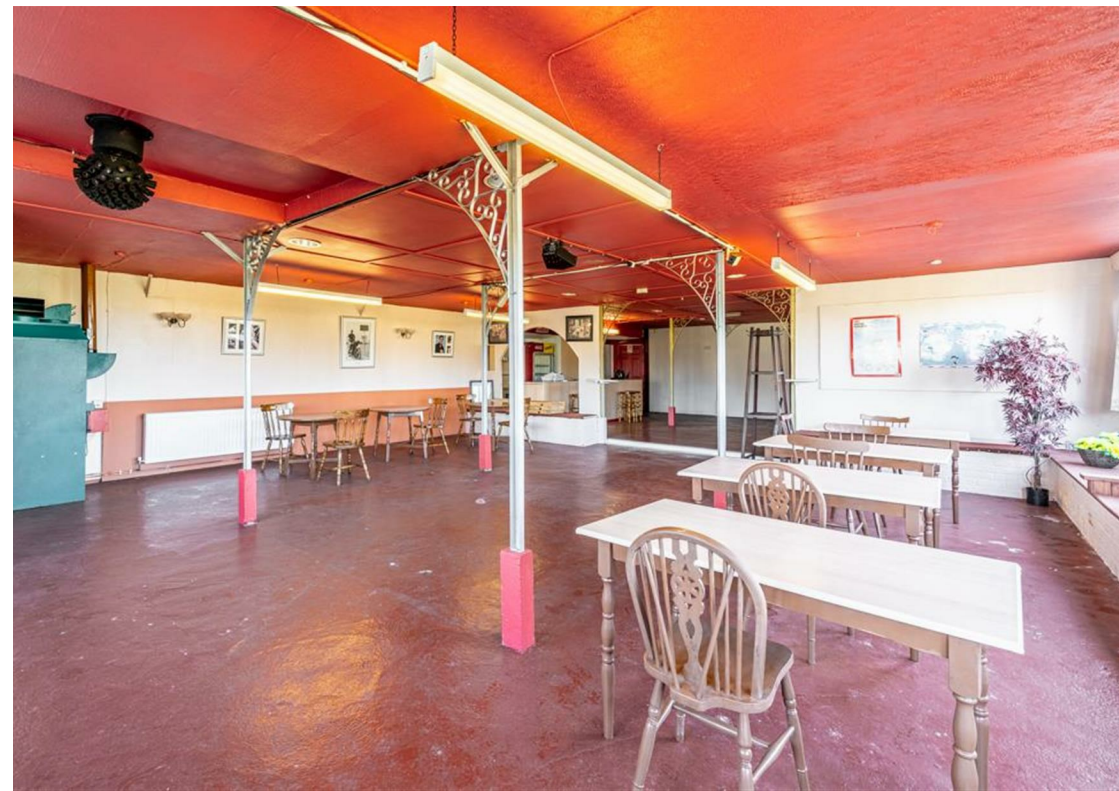
## The Case Has Altered Main

Algar Kirk, Boston, PE20 2LH

Reduced to a very attractive price for those in a position for a quick sale. A 3/4 of an acre main road brown field site comprising of a former Cafe and Restaurant with a five bedroom house, car park and gardens.

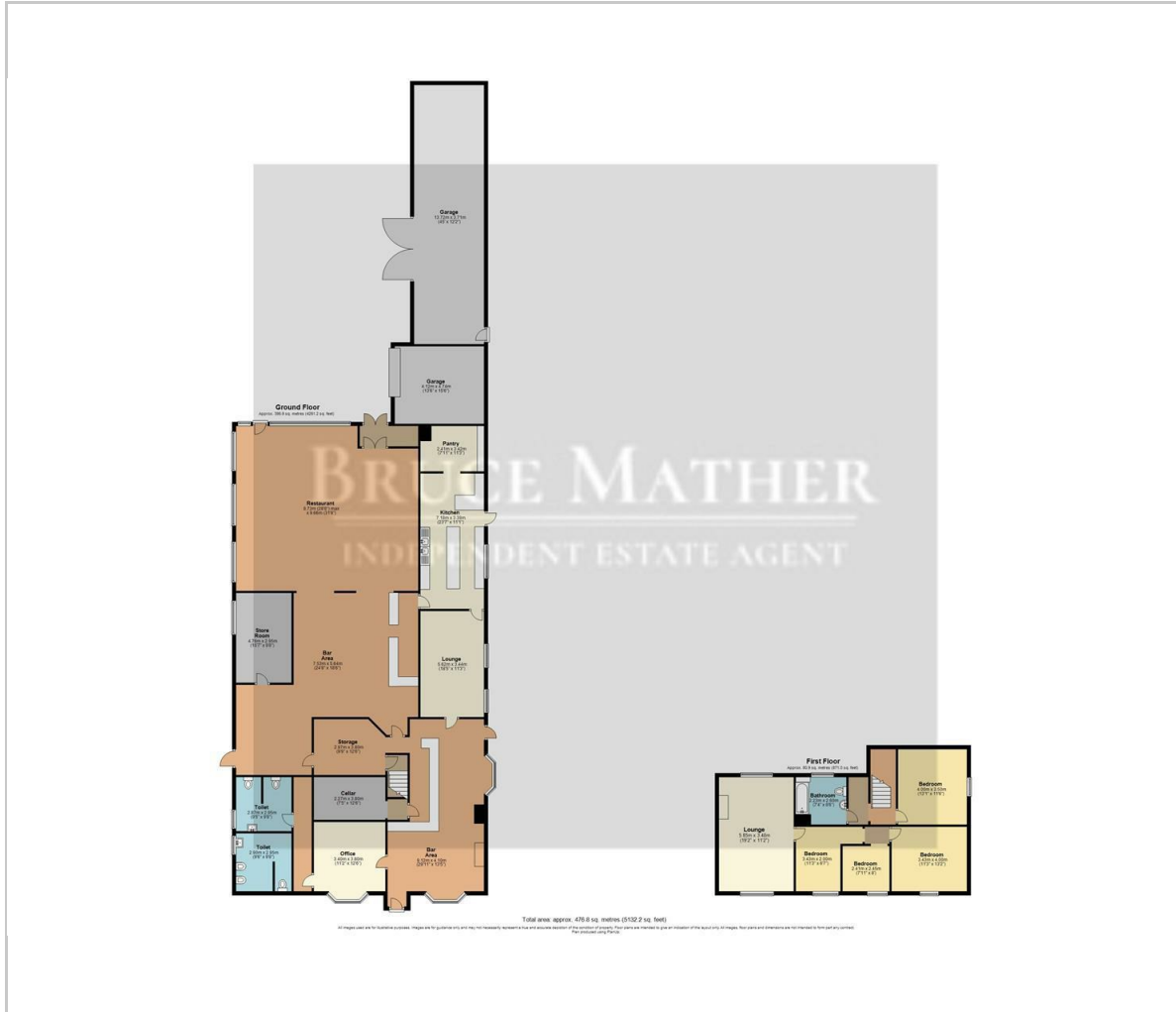
This large, detached, mixed use premises has the benefit of a high profile location situated in front of the A17 main road and open countryside immediately behind.

The property presents a range of business opportunities as is or a re-development, subject to the required planning consents.

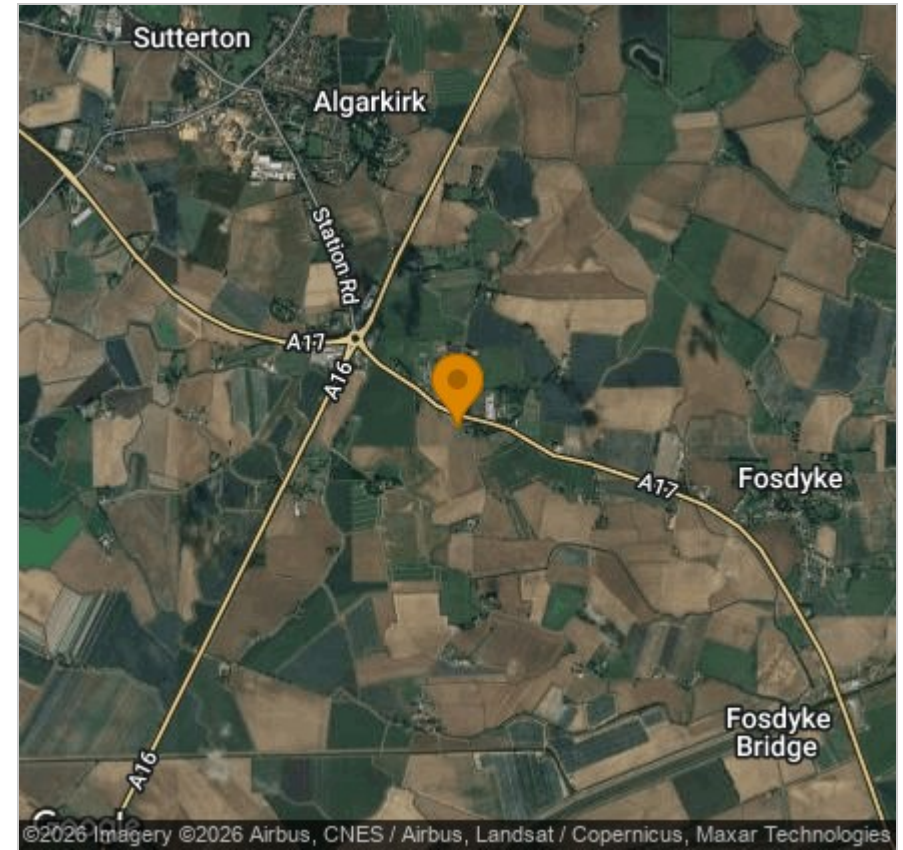




## Floor Plan



## Area Map



## 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.

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



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.

6 Pump Square, Boston, PE21 6QW  
 Tel: 01205 365032 Email: sales@brucemather.co.uk www.brucemather.co.uk

