

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



**Main Road, Langrick, Boston, PE22 7AJ**

**Asking Price £449,500 Plus VAT**

Substantial 675 sq.m, 7268 sq.ft (sts) detached, mixed use premises comprising terrifically presented Restaurant with Bar with up to 170 covers.  
3 Bedroom Residential Accommodation, further Office with Bathroom, Attractive 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.

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### 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 1<sup>st</sup> April 2023 Valuation of £39,750 to £23,750 on the 1<sup>st</sup> 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](mailto:sale@brucemather.co.uk)



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