

**Auction**

Land & Development in PE20

Main Road, Algarkirk, Boston, Lincolnshire,
PE20 2LH

£250,000

 Starting Bid

Tenure

Freehold

Off Street parking

Property features

- ✓ Development Opportunity
- ✓ Former Pub
- ✓ Former Cafe
- ✓ Residential Property + Commercial Property
- ✓ Large Car Park Space + External

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

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

Location - The site and premises provides first class positioning for the A17 traffic catchment at Algarkirk. This bustling road network stretches approximately 60 miles from Newark on Trent, Nottinghamshire to Kings Lynn in Norfolk. To the rear of the property, Marsh Lane provides access to the beautiful open Countryside.

Description - The property provides the advantage of a ground floor former cafe and restaurant with large bar, kitchen, garage and car park. Mixed with a two storey 5 bedroom house. The property is well positioned with the business and car park facing the main road whilst the house faces the countryside.

Ground Floor Accommodation - Restaurant, 2 Bars, Kitchen, Pantry, Lounge, 2 Store Rooms, 2 Toilets, Office pace, Lobby, 2 Garages.

First Floor Accommodation - 5 Bedrooms (or 4 Bedrooms and further Lounge) + Bathroom

Development Opportunity - The property's spacious interior, large car park, and prominent location offer a wealth of potential for redevelopment. Subject to planning permission, the property could be converted into a variety of uses, including:

Restaurant: The property's characterful interior and spacious layout would be ideal for creating a thriving restaurant or bar. Retail space: The prominent roadside location and ample parking would make the property ideal for a variety of retail uses. Residential development: Subject to planning permission, the site could be redeveloped to create new homes.

Exterior - Hard surfaced Car Park and 2 Garden areas.

Services - Mains electricity and water are connected. The property has an oil fired boiler.

Please note we have not inspected this property.

Price: Starting Bid £250,000

Property Type: Land & Development

Business Type: Restaurants

Parking: Off Street

Location

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Accommodation

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Tenure

Freehold, title number LL215462

Council Tax

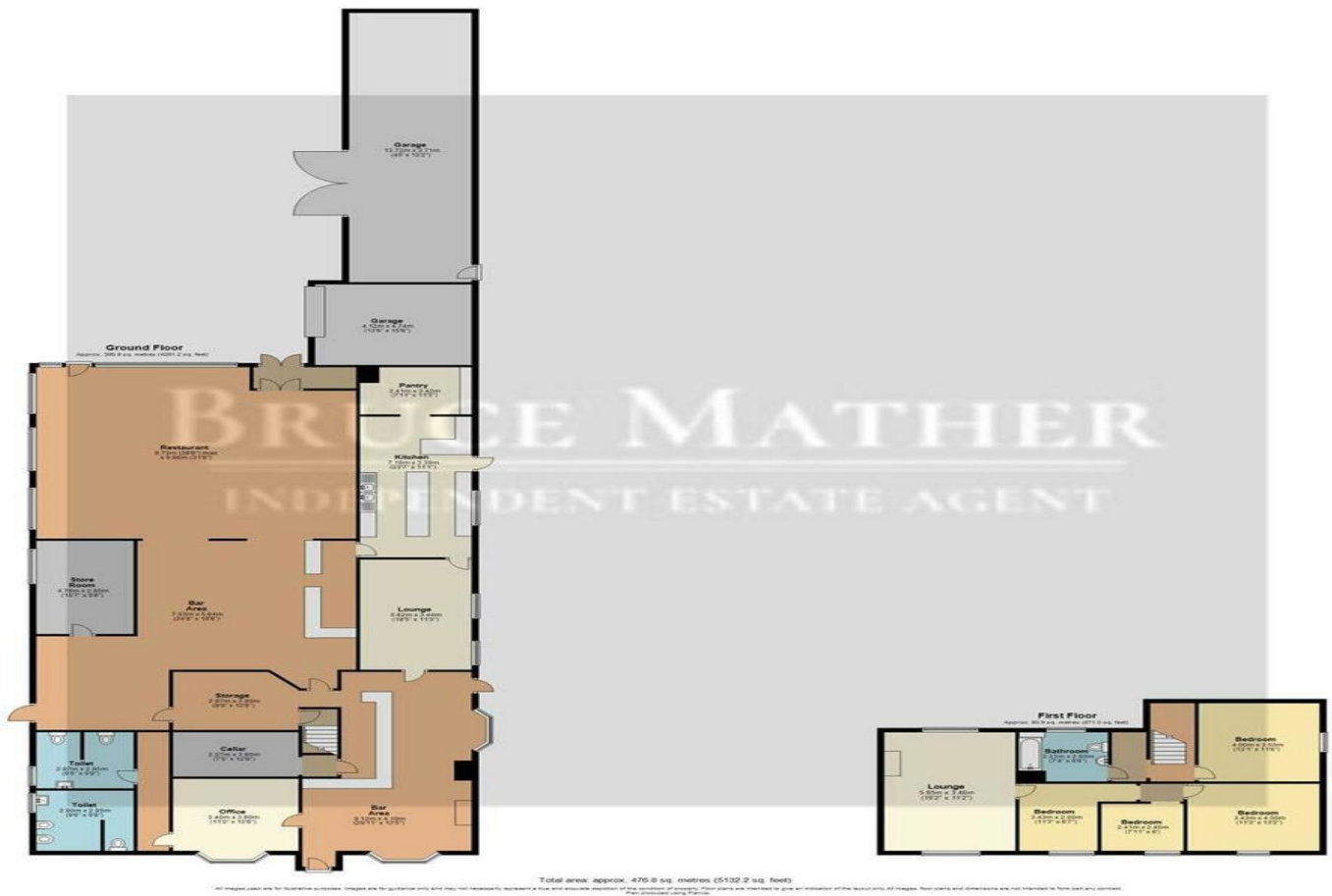
Band A

EPC

Rating F, full report available on request

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Main Road, Algarkirk, Boston, Lincolnshire, PE20 2LH

Contact your local branch today for more information on this property:

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 commercial@pattinson.co.uk, www.pattinson.co.uk**

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