



**FOR SALE**  
**Garwick Café**

**Boston Road, Heckington, Sleaford, NG34 9LX**

**Price £750,000**

We are pleased to offer for sale this long-established and well-regarded Café with ancillary Bungalow, all occupying a large plot, understood to extend to circa. 1.3 acres. The roadside café has been fully refurbished by the current owners in recent years and includes fully equipped Catering Standard Kitchens, indoor seating for 60 diners together with outside seating, ancillary WC and Shower Room Facilities providing a total floor area of 145 sq.m (1,560 sq.ft). In addition, there is a large well-presented attached bungalow comprising; Entrance Hall, Large Living Room, Fitted Kitchen, Three Double Bedrooms (Hand basin and WC to Master) and Family Bathroom/WC combined.





#### LOCATION

The property is located prominently on Boston Road (A17) within the village of Heckington, located approximately 8 miles east of Sleaford and 10 miles west of Boston.

Being located on a layby off the A17, this roadside café is particularly popular with holidaymakers travelling to Norfolk.

#### DESCRIPTION

The café premises and indeed the adjoining bungalow have all been refurbished to a high standard by the current owners. The café premises comprise; three interconnecting Dining Areas, with adjoining Kitchen and Preparation Areas, all fully equipped to catering standards. Also accessible via the Entrance Lobby are Male, Female and Disabled Access WC Facilities, together with Two Shower Rooms, which have also been recently fitted to an excellent standard. The premises have been awarded the highest Food Hygiene Rating of 5 and has a Trip Advisor Rating of 4.5 at the time of listing. The café has also been nominated and awarded a top 10 position of Britain's favourite classic cafes, awarded by 'Practical Classics' Magazine in 2017.



The accommodation has the benefit of an oil-fired central heating system, serving radiators throughout the residential and business premises and in addition to the large gravelled parking area to the front, there are attractively landscaped lawns to the rear, which currently accommodate six disused kennels providing further business opportunities to prospective purchasers.

The living accommodation is self-contained from the café and comprises; Entrance Hall, Large Living Room overlooking the gardens to the rear, a modern fitted Kitchen, Three Bedrooms (Hand basin and WC to Master) and a newly fitted Four Piece Bathroom Suite.

The living accommodation floor areas are set out below:

- Living Room - 6.1m x 6.1m
- Kitchen - 4.5m x 2.7m
- Bedroom 1 - 4.5 m x 3.2m
- Bedroom 2 - 4.5 m x 3m
- Bedroom 3 - 4.5 m x 3m
- Bathroom/WC - 4.5m x 2.2m

#### SERVICES

Mains, electricity and water are connected. Heating is provided via an oil-fired central heating system and drainage is to a private septic tank.

#### EPC RATING

- EPC Rating - C (Café)
- EPC Rating - E (Bungalow)

#### TENURE

The land and property are available on a Freehold basis.

#### BUSINESS RATES & COUNCIL TAX

The Rateable Value is £14,000 per annum.

In the event that a full rating liability is required, the current rates payable would be £6,706 (Rate to the pound for 2017/18 is 47.9 pence).

The bungalow is Council Tax Band 'B'.

#### VAT

VAT may be applicable in addition to the purchase price at the prevailing rate.

#### VIEWINGS

By prior appointment through Mundy's.

#### NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

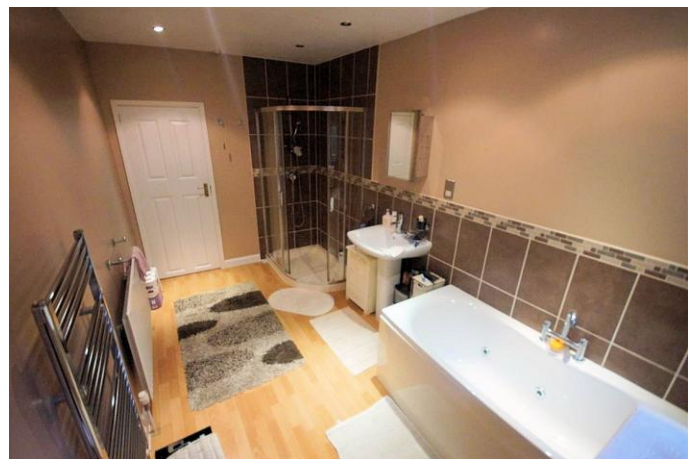
#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
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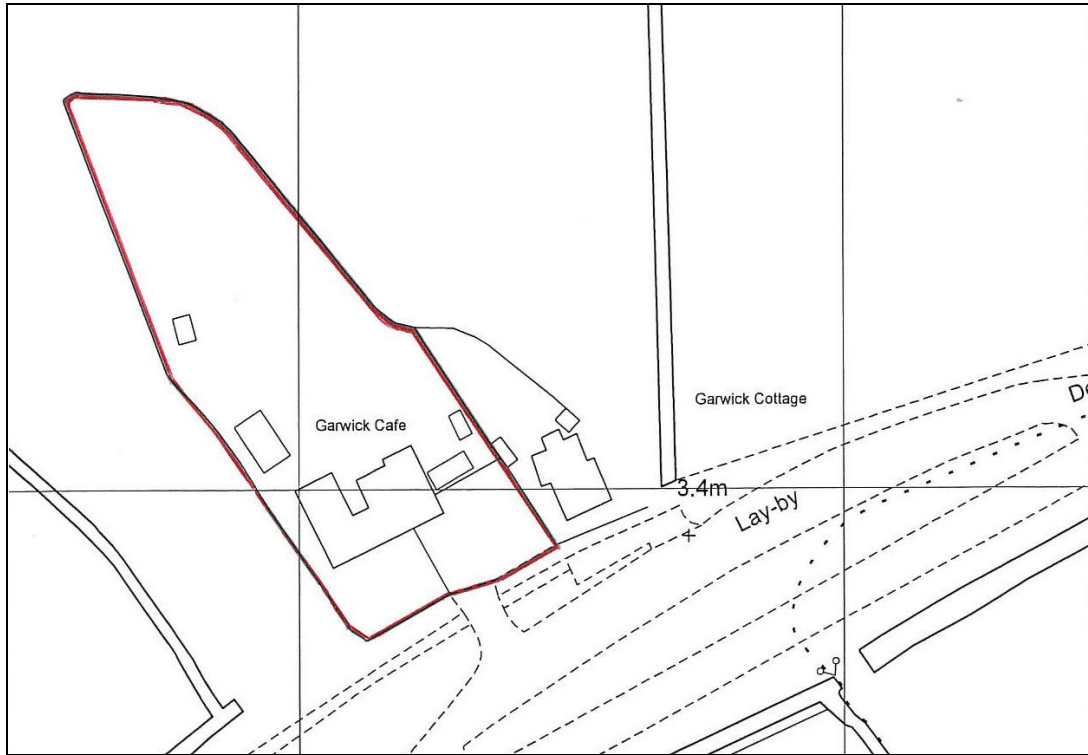
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



### Site Plan



### Floor Plan



### Ground Floor

Total approx floor area: 2711 m<sup>2</sup> (2917.6 ft<sup>2</sup>)  
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