



The Travellers Rest Main Road, Leverton,
Boston, Lincolnshire, PE22 0AU

Offers Over £295,000
Tel: 01636 611811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- * Freehold Cafe Premises & Cottage
- * Dining Area Catering for 66 Covers
- * 3 Bedroom Cottage
- * Self-Contained Two Bedroom Annex
- * Main Route To A52 Skegness Holiday Resort
- * Boston 7 Miles, Skegness 15 Miles

A cafe premises in immaculate condition catering for up to 66 covers together with an attached two bedroom cottage and a self-contained two bedroom annex.

The Travellers Rest is located 7 miles north of Boston on the A52 road, a popular route to the holiday resort of Skegness.

The accommodation, in summary, provides the cafe accommodation, counter area, kitchen, customer toilets and back porch. The self-contained annex provides a living room area, kitchen, two bedrooms and a bathroom.

The property has potential for residential conversion or change of use subject to obtaining the necessary planning consents.

The cottage provides a reception room, kitchen diner with French doors to a decking area and enclosed rear garden. The first floor provides two bedrooms and the family bathroom.

The following accommodation is provided:

CAFE

37' x 14 plus 17' x 13 (11.28m x 4.27m plus 5.18m x 3.96m)
(37 foot frontage) with upvc double glazed windows and fluorescent lights.

STOCK ROOM

12' x 11' (3.66m x 3.35m)
With fluorescent light.

STORE ROOM

9' x 6' (2.74m x 1.83m)

COUNTER AREA

23' x 7' (7.01m x 2.13m)

PANTRY

With shelving and fire door.

KITCHEN

16' x 12' plus 8' x 8' (4.88m x 3.66m plus 2.44m x 2.44m)
With stainless steel sink unit, upvc window and Glowworm gas fired central heating boiler.

ANNEX

LIVING KITCHEN

25' x 9'2 plus the kitchen area 8'5 x 6' (7.62m x 2.79m plus the kitchen area 2.57m x 1.83m)
With cooker and recently installed LPG central heating boiler. Radiator.

BEDROOM

11'3 x 7'9 (3.43m x 2.36m)
With radiator.

BEDROOM

11'11 x 11 (3.63m x 3.35m)
With radiator.

BATHROOM

With bath, basin and low suite wc.

THE COTTAGE

GROUND FLOOR RECEPTION ROOM

KITCHEN DINER

With French doors to an outside decking area leading to enclosed gardens to the rear.

FIRST FLOOR

Two bedrooms and family bathroom.

OUTSIDE

There is extensive forecourt parking.

SERVICES

Mains water and electricity are all connected to the property.

TENURE

The property is freehold. The cottage is currently let on an Assured Shorthold Tenancy. The annex is currently vacant.

POSSESSION

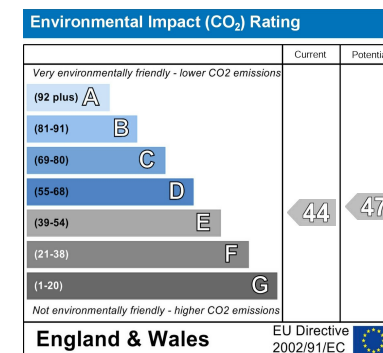
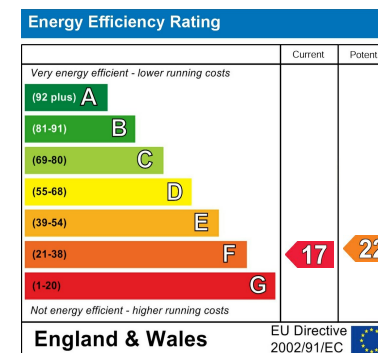
Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.



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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



RICS



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