



The Picnic Bar

Guide Price £100,000 Freehold

GUIDE PRICE £100,000 - £110,000

An excellent opportunity to purchase a commercial dwelling set within a SOUGHT AFTER area for the trade that it is offers!

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Plotway

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Welcome to a unique opportunity for investment in a prime commercial property located along the bustling A17 highway, towards Sleaford. Here, nestled amidst the picturesque countryside, lies a hidden gem awaiting its next proprietor – a commercial food building that promises not only a lucrative investment but also the chance to become a cornerstone of the local community.

Situated conveniently down a layby along the A17, this property enjoys unparalleled visibility and accessibility, making it a hotspot for passing trade. The strategic location ensures a steady flow of traffic throughout the day, presenting an excellent opportunity for a business seeking maximum exposure.

The area surrounding the property is teeming with potential customers, including commuters, tourists exploring the scenic countryside, and locals seeking a convenient dining option. Moreover, with Sleaford just a stone's throw away, you have access to a thriving market eager to embrace new culinary experiences. With the right marketing strategy and culinary flair, this property has the potential to become a beloved landmark in the region.

In addition to its prime location and versatile facilities, this property offers a sound investment opportunity. The steady stream of passing traffic ensures a constant flow of potential customers, while the growing popularity of roadside dining establishments makes this an attractive prospect for entrepreneurs looking to capitalize on the burgeoning food industry.

In summary, this commercial food building along the A17 towards Sleaford presents an exceptional opportunity for investors and entrepreneurs alike. With its strategic location, versatile facilities, and untapped potential, it's a chance to carve out your own slice of success in the heart of the Lincolnshire countryside. Don't miss out on this golden opportunity to make your mark in the thriving food industry – seize the moment and make this property your own!

Tenure: Freehold

Entrance hall

WC

w: 1.3m x l: 1.4m (w: 4' 3" x l: 4' 7")

Room 1

w: 6.7m x l: 3m (w: 22' x l: 9' 10")

Room 2

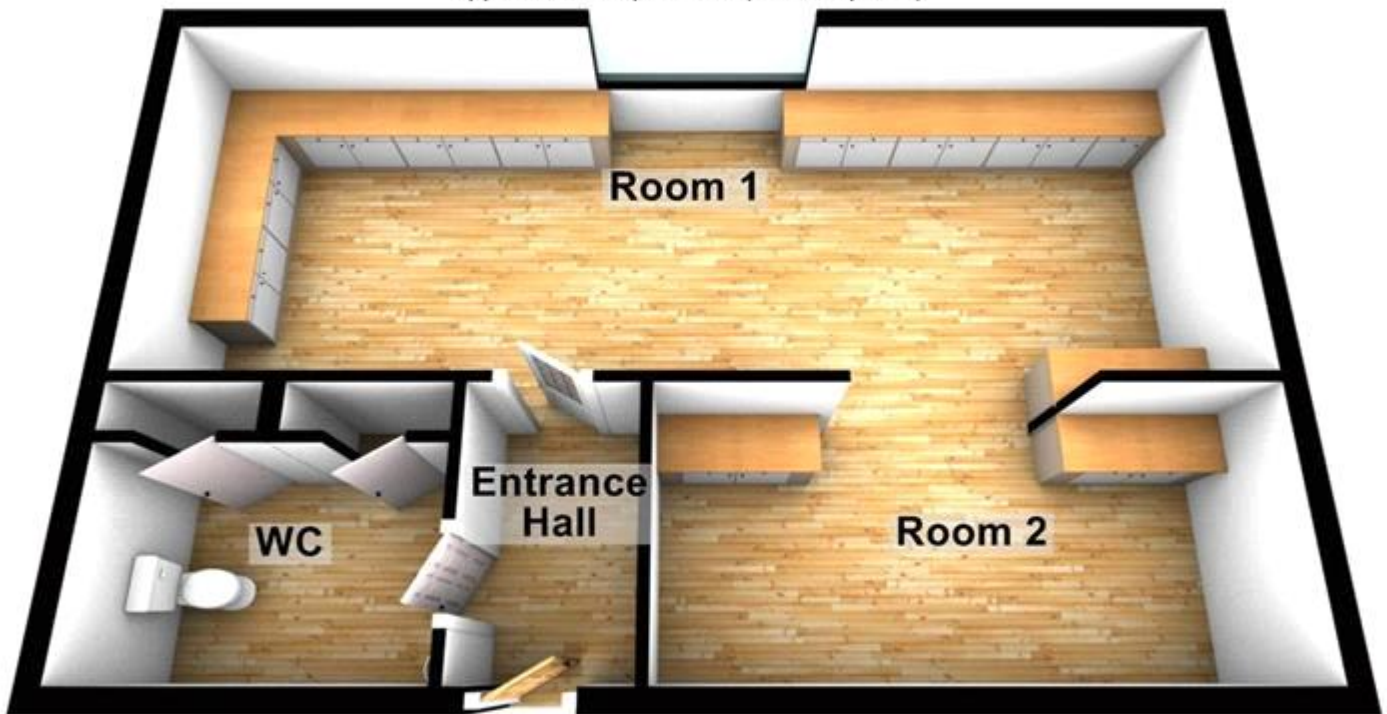
w: 4.1m x l: 1.7m (w: 13' 5" x l: 5' 7")



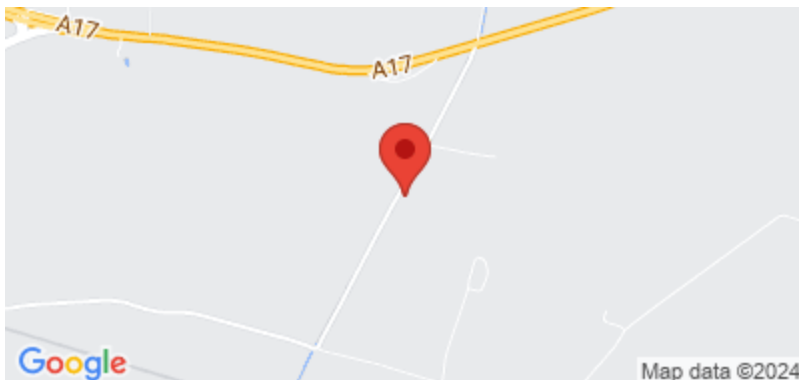


Ground Floor

Approx. 53.8 sq. metres (579.3 sq. feet)



Total area: approx. 53.8 sq. metres (579.3 sq. feet)



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.