

Holbeach 21 High Street Lincolnshire PE12 7DU

- **Freehold Vacant Commercial Property**
 - High Street location
 - Vacant former restaurant & hotel
 - May suit alternative uses, subject to necessary consents
 - May suit owner occupier, developer or investor
 - No VAT applicable
- Vacant Possession**



Tenure
Freehold.

Location
Holbeach is located in the heart of the Fens, at the junction of the A17 and A151. The town is situated midway between King's Lynn and Boston, some 20 miles north-east of Peterborough. The property is situated on the north side of the High Street, to the east of the junction with Boston Road. Occupiers close by include Lloyds Bank, McColls Convenience Store, Boots Pharmacy, Co-op Pharmacy, Betfred Bookmakers, Holbeach Post Office amongst other local retailers.

Description
The property, situated in a conservation area, is arranged on basement, ground and two upper floors to provide a former restaurant and hotel. The property benefits from a spacious bar area, function room and an additional room to the rear, along with en suite lavatories, kitchen and storage facilities forming the ground floor. The two upper floors include two en-suite bedrooms with a further six bedrooms and two separate bathrooms. The basement contains two cellar rooms and a spirit store between. The outside area comprises a main covered side entrance from the High Street along with disabled, ladies and gentleman's facilities and a utility store. The Bell Hotel is currently closed and requires refurbishment and improvement works in order to make the property suitable for trading.

Basement, Ground, First and Second Floors Totalling (Estimate) 270 sq m (2,902 sq ft) excluding 3 bathrooms and external WCs.
(Floor areas provided by Joint Auctioneer)

Tenancy
The entire property is to be offered with VACANT POSSESSION.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate
EPC Rating 73 Band C (Copy available on website).

Planning
The property may lend itself to alternative uses subject to obtaining all the necessary consents. All enquiries to the local authority.

Viewings
Strictly via the Joint Auctioneers.

