



Bread Kitchen & Pantry Market Place  
Binbrook LN8 6DE

£200,000

Council Tax Band A

JOHN TAYLORS  
EST. 1859

**An excellent opportunity to acquire the freehold of a former bakery & café with spacious living accommodation and situated in a popular Lincolnshire Wolds Conservation Area village. The commercial unit has lately been used as an artisan bakery but is suitable for a variety of uses subject to any necessary local authority consents.**

### **Location**

Binbrook is a Lincolnshire Wolds village which is a designated "Area of Outstanding Natural Beauty" & is some 8 miles from Market Rasen and around 10 miles from the market town of Louth as well as being well located for the Lincolnshire Coastline to the east. Amenities within the village include a Doctor's Surgery with Pharmacy, General Store, a Hairdressers, Chinese take-away, Church of England Primary School and Early Learning Centre. The village also hosts various activities such as art club, keep fit, yoga and there is a popular bowls club. The property is situated in the centre of the village just off the Market Square.

### **Entrance Lobby To Rye Cottage**

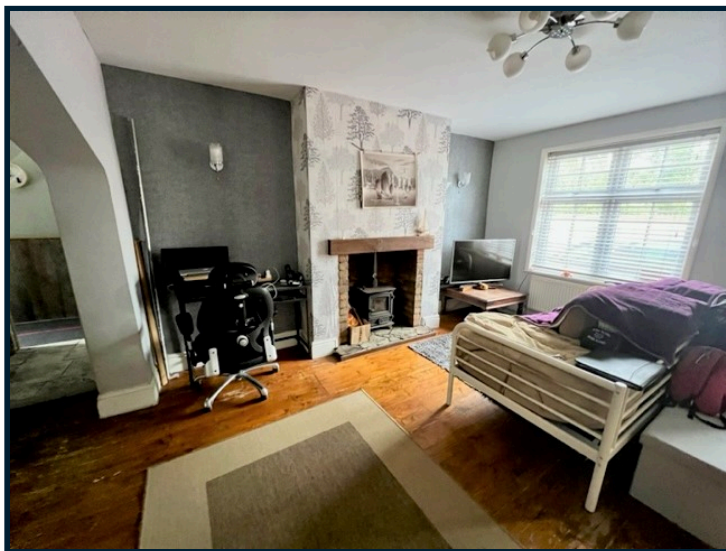
With composite double glazed front door and fan light over. Glazed pine door opening to:

### **Living Room**

With a fireplace housing solid fuel stove, uPVC double glazed window, radiator, exposed pine floorboards, elongated radiator. Maximum depth and width measurements. 18'1" x 12'5" (5.54m x 3.81m)

### **Dining Room**

With uPVC double glazed window, tiled floor, radiator and period fireplace. Minimum depth measurement. 11'6" x 11'1" (3.55m x 3.4m)



### **Staircase Lobby**

With under stairs cupboard & tiled floor.

### **Kitchen**

With fitted kitchen comprising of base & wall cupboards, granite effect worktops, resin & stainless steel sink & drainer board, integrated gas hob, extractor hood over & electric oven, space for dishwasher, tiled floor, access to roof space, uPVC double glazed patio doors. 8'7" x 5'7" (2.66 x 1.47m) & 9' x 8'7" (2.75m x 2.66m)

### **WC**

With handbasin, close couple WC and plumbing for washing machine, uPVC double glazed window. 4'8" x 3'2" (1.49m x 1m)

### **Staircase To First Floor Landing**

With access to roof space.

### **Bedroom 1**

With uPVC double glazed window, radiator and two built-in wardrobes. Maximum width & depth measurements. 13' x 10'6" (3.97m x 3.24m)

### **Bedroom 2**

With uPVC double glazed window and radiator. Maximum width measurement. 13' x 8' (3.99m x 2.45m)

### **Bedroom 3**

With radiator, uPVC double glazed window and Logic Ideal gas fired central heating combi boiler. 9'8" x 9'3" (3m x 2.84m)

### **Bathroom**

With white suite comprising of panel bath having Triton electric shower over, close couple WC, vanity wash basin, part tiled walls, uPVC double glazed window and built-in airing cupboard. 8'2" x 5'5" (2.52m x 1.7m)

### Shop & Kitchen Area

With part tiled floor, stainless steel commercial sink and prep tables , uPVC double glazed window to rear elevation & timber framed shop window & door to front elevation.

23'9" x 11'7" (7.3m x 3.59m)

### Preparation Room

With stainless steel commercial double sink and rinse spray tap, tiled floor.

8'8" x 6'2" (2.69m x 1.9m)

### Outside

At the rear of the property is an enclosed courtyard and a storeroom.

### Services

The property is understood to have mains water, electricity , gas and drainage. Gas fired central heating.

### Mobile

We understand from the Ofcom website there is likely to be good mobile coverage from EE, Three, O2 and Vodafone. (Please be aware that data is not available with Vodafone)

### Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 19 Mbps and an upload speed of 1 Mbp, superfast download speed of 80 Mbps and upload speed of 20 Mbps. Openreach network is available.

### Energy Performance Certificate

EPC rating C.

### Business Rates & Council Tax

According to the Valuation Office Agency's rating list, the property has a rateable value of £4,600 under the 2023 Valuation List. Council Tax Band A.



### Tenure

Understood to be freehold. We are informed by the seller that the neighbouring property has a "flying freehold " over part of their property.

### VAT

The sellers inform us that VAT is not applicable to the purchase price.

### Catering Equipment

Please note, all freestanding catering items are available for separate negotiation. Further information regarding the former business is available on request.

### Buyer Identity Checker

Please note that prior to acceptance of any offer, John Taylors are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted.

### Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

### Please Note

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### Thinking Of Selling?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.

GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1295 sq.ft. (120.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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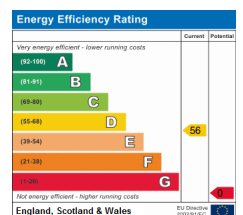
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.