

Darjeeling High Road, Whaplole, PE12 6TG

£250,000

- Prominent High Road location in Whaplole with excellent visibility and passing trade.
- Currently operating as a successful Indian restaurant and takeaway with fully equipped commercial kitchen.
- Living accommodation above, ideal for owner-operators or staff.
- Generous plot of approximately one-third of an acre with ample parking.
- Versatile opportunity – continue as an ongoing concern or explore redevelopment potential.
- Previous planning applications submitted, highlighting scope for alternative uses (subject to consents).

Darjeeling, High Road, Whaplode – Restaurant, Takeaway & Living Accommodation

Set on a generous plot of approximately one-third of an acre, this well-positioned property offers a unique opportunity for buyers seeking a ready-made business venture or an exciting development prospect.

Currently trading as a popular Indian restaurant and takeaway, Darjeeling benefits from a spacious dining area, fully equipped commercial kitchen, and all the facilities needed to continue as an ongoing concern. Above, you'll find comfortable living accommodation, making it ideal for owner-operators or those wishing to combine work and home life in one convenient location.

With its prominent frontage along High Road, the property enjoys excellent visibility and passing trade. The expansive plot provides ample parking and scope for future enhancement. Previous planning applications have been submitted in recent years, highlighting the site's versatility and potential for redevelopment, subject to the necessary consents.

Whether you're looking to step into the hospitality industry, expand an existing portfolio, or explore a fresh development opportunity, this property offers flexibility and promise in equal measure.

Contact Ark Property Centre today for more information or to arrange a viewing.

Entrance Lobby

Double doors opening. Tiled flooring. Radiator. Access to ladies and gentleman's toilets and boiler room, central store room and opening to bar area/reception.

Bar Area/Reception



Window to front. Double doors opening to front. Laminate flooring. Air conditioning unit. Opening through to the restaurant.

Restaurant



Currently set out for circa 40 covers. Windows to front. Air conditioning unit. Bar area. Opening through to rear lobby and entrance to the kitchen.



Kitchen

Windows and door opening to rear. Fixtures and fittings to be confirmed.

Rear Lobby

Door to courtyard.

Gentleman's Toilet

Cubicle and urinal. Wash hand basin.

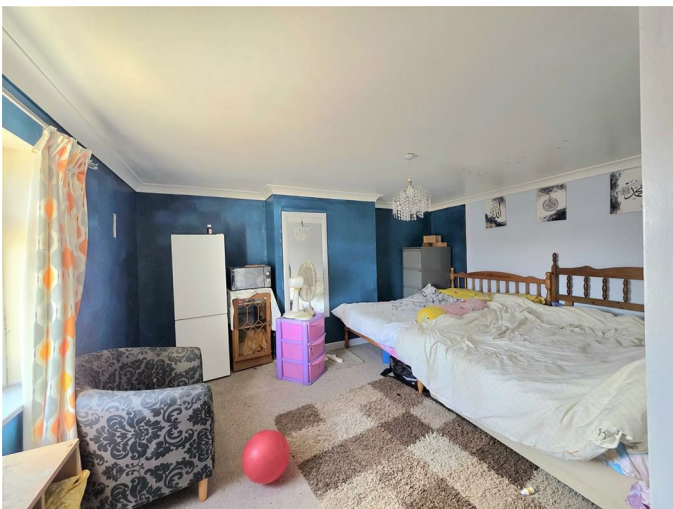
Ladies Toilet

Cubicle. Wash hand basin.

Landing

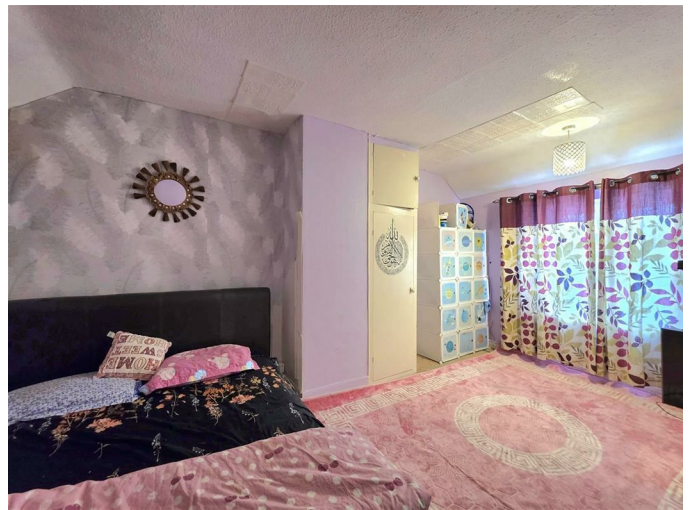
Leading to bedrooms and bathroom.

Bedroom



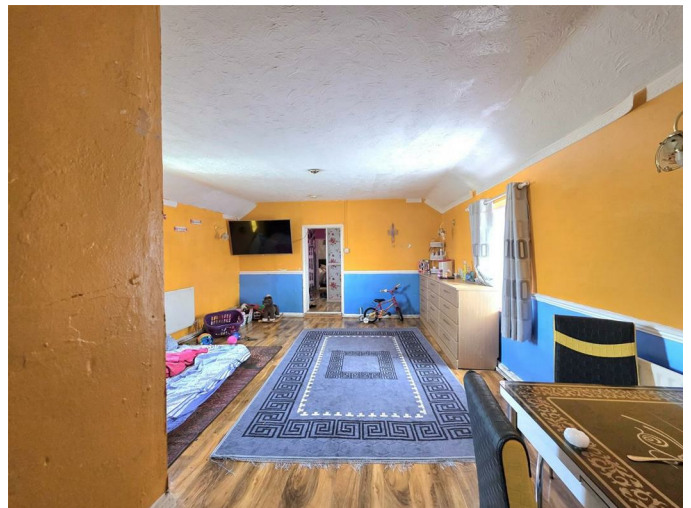
Window to front. Built in cupboards.

Bedroom



Window to front.

Living Area



Window to front and rear. Built in storage. Radiator.

Bathroom



Window to rear. Panelled bath. Wash hand basin. Toilet. Loft access.

Bedroom

Window to front.

Outside



Property Postcode

For location purposes the postcode of this property is: PE12 6TG

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold

Business Rates:

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/12605865000>

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Car park

Building safety issues: Not known

Restrictions: No

Public right of way: Right of access for properties to the rear

Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

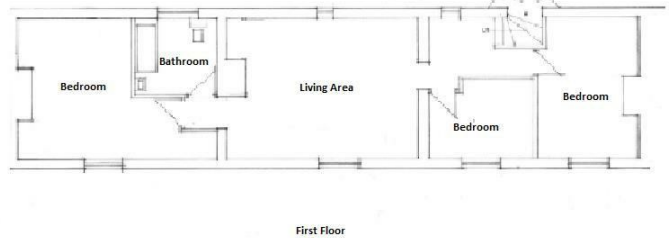
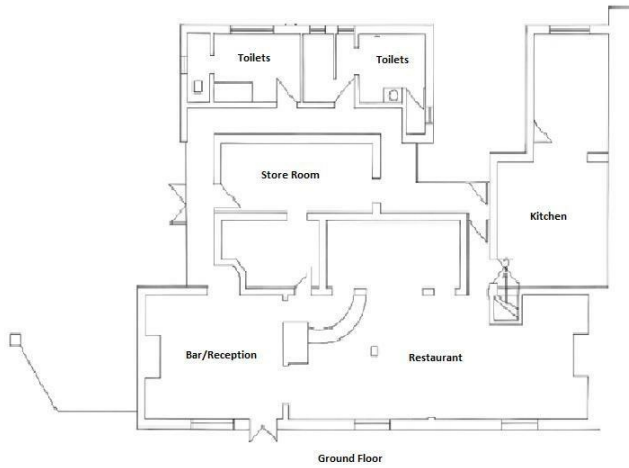
Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: 58C

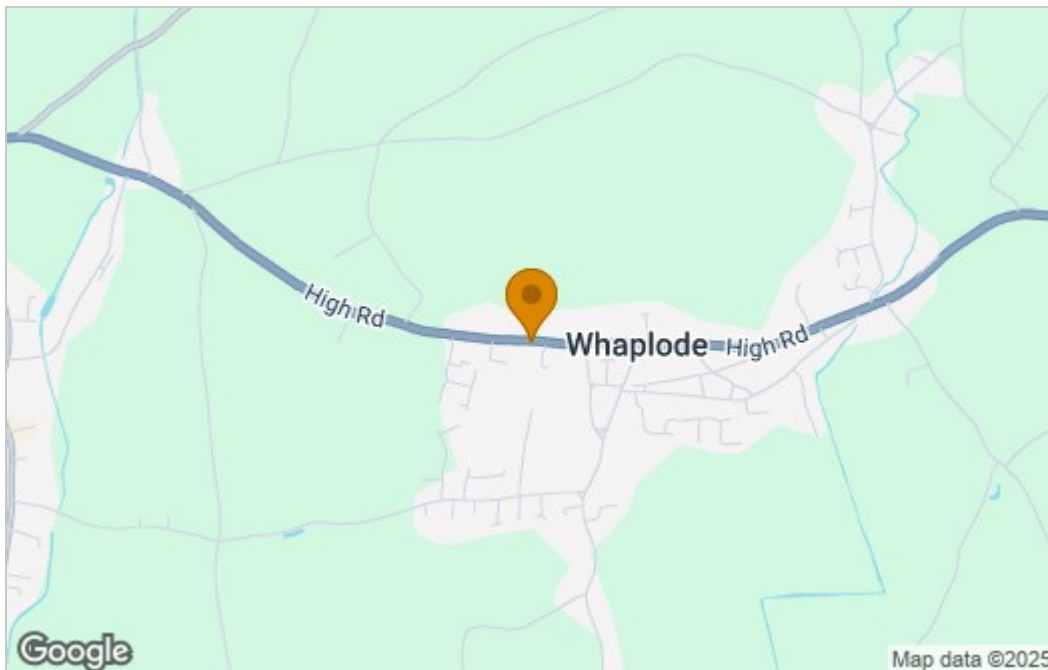


Floor Plan



This floor plan is for illustrative purposes only and is not to scale. All measurements, areas, and layouts are approximate and should be independently verified. Fixtures, fittings, and furnishings shown are for visual representation only and may not reflect the actual property. The plan is subject to change without notice, and no responsibility is taken for any errors, omissions, or misstatements.

Area Map



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.

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Energy Efficiency Graph

