



## 10-12 HIGH STREET, SUTTON-ON-SEA, LN12 2EX

- Prime position on the High Street close to the beach
- Well established restaurant business with 3 bedroom accommodation above
- Immaculate décor throughout
- Excellent business reputation shown through Trip Advisor and other review sites
- EPC Rating - B

**OFFERS IN EXCESS OF £350,000**

## LOCATION

Sutton on Sea is a village suburb of the larger town of Mablethorpe offering less commercial holiday facilities, which are attractive to families looking to relocate to a beautiful Lincolnshire seaside resort. The village has the benefit of a small supermarket, and other, mainly local sole proprietor businesses. It also has well established medical facilities and a local primary school.

## ACCOMMODATION

### BAR AREA

4.22m x 4.02m



### MAIN RESTAURANT AREA

15.52m x 3.93m



### REAR RESTAURANT AREA

3.66m x 3.29m



### KITCHEN

6.1m x 3.6m



### PREP ROOM

4.39m x 3.76m

### PANTRY

0.76m x 3.6m

### LADIES, GENTS & DISABLED TOILETS

All with low flush w.c's and wash handbasin.

Staircase leading to Residential Accommodation:

### FLAT

#### KITCHEN

2.33m x 3.639m with a range of cream and purple units, induction hob, electric oven, black spec worktop and floor tiles, extractor hood, combination boiler in cupboard.

#### BATHROOM

Shower cubicle with rainfall shower, w.c, wash handbasin, mosaic tile floor and large radiator.

#### BEDROOM/OFFICE (L-SHAPED)

1.619m x 1.049m + 1.820m x 4.644m

#### LIVING ROOM

3.324m x 3.999m with gas fireplace, radiator, black hearth and cream wood surround.



#### BEDROOM

3.65m x 3.647m



## BEDROOM

4.634m x 3.598m with radiator.

## ENSUITE

With w.c, wash handbasin, shower, same tiles as other, radiator.

## OUTSIDE

We understand parking for up to 2 vehicles is available to the rear.

## BUSINESS RATES

Enquiry of the VOA website indicates:-

Description - Restaurant and premises

Rateable Value - £7,200

Rating Authority - East Lindsey District Council on 01507 601111.

The residential flat above the commercial element has a council tax band rating of A.

## SERVICES

Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants should make their own enquiries.

## BUSINESS ACCOUNTS

A copy of the accounts can be made available subject to a meeting with the current business owners.

## VAT

Please note, all prices quoted may be subject to VAT unless stated otherwise.

## VIEWING

Strictly by appointment with the sole agents, TES Property on 01507 601633.





To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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