



THE FAT SEAGULL, SEA LANE, SANDILANDS, LN12 2RQ

FOR SALE DUE TO RETIREMENT

- Mixed Residential/Commercial Use
- Well-established Deli/Bistro/Shop with Four Bedroom Apartment over (part renovated)
- Suitable for a number of uses, subject to relevant consents
- Business available for sale as a going concern

PRICE: £395,000

LOCATION

Sutton on Sea forms a small traditional seaside town, lying some 13 miles north of the principle Lincolnshire seaside resort of Skegness, and 3 miles south of its larger neighbour, Mablethorpe. It stands on the A52 coast road with good transport links. With a resident population of approximately 4,000 people, it has a predominantly retirement focused residential population. Within Sutton on Sea are to be found traditional service and retail amenities including a supermarket, convenience stores and other mixed retailing.

Sutton on Sea is within close proximity to Mablethorpe. Mablethorpe is a town with a population of approx. 12,500, situated on the Lincolnshire coast with a good level of local amenities. The population is considerably increased in the summer months by the influx of holidaymakers to the area. It is located approximately 19 miles north of Skegness and 32 miles south of Cleethorpes. The town has beautiful sandy beaches, a range of shops and amenities and a health centre. The market towns of Louth and Spilsby are just a short drive away and the larger towns of Boston, Grimsby and the city of Lincoln are all accessible and approximately 1 hour by road.

The property is located on Sea Lane in Sandilands, Sutton on Sea, within the Lincolnshire Coastal Country Park. Just yards from the beach, the property enjoys strong footfall, with free parking nearby and easy pedestrian access. Sandilands is also home to a former golf course now owned by the National Trust, where work is underway transforming the site into a new coastal wetland nature reserve.

DESCRIPTION

The Fat Seagull is a well-established deli, bistro and shop in the popular coastal village of Sandilands, just a short walk from the beach. The current owners have built a strong reputation with both locals and visitors. The business offers freshly prepared food, chutneys, sweets, ice cream, and a range of gifts, with customer parking to the side property and along Sea Lane.

The property has been part renovated and includes a spacious four-bedroomed apartment over offering accommodation for an owner-occupier or, subject to relevant consents, could be used as letting accommodation.

With high seasonal footfall and a loyal customer base,

this is an excellent opportunity to take on a successful lifestyle business with further potential in a sought-after location.

ACCOMMODATION



Veranda & Raised Decking 45'1" x 9'5" + 7'6" x 6'11" (13.75 x 2.88 + 2.29 x 2.13)

Covered seating area which is ideal in the Summer months. The area benefits from a raised decking area directly off the Deli and Gallery areas.

Deli 12'6" x 28'8" (3.82 x 8.74)

Fitted to a high standard with numerous display and shelving units, plus serving counter (a full inventory can be made available upon request).



Art Gallery 23'9" x 16'6" + 10'5" x 3'4" (7.24 x 5.05 + 3.19 x 1.03)

A large space suitable for numerous uses subject to relevant consents. The space was formally used as a restaurant and cafe and currently as a shop and gallery. The space links directly to the Deli area through a linked archway and has excellent display frontage via floor to ceiling glazing overlooking the decking area.



Gents & Ladies WC

2 separate toilets with wc and basin.

Prep Area 4'9" x 11'3" + 9'11" x 7'5" (1.46 x 3.45 + 3.04 x 2.28)

Fully fitted prep area which leads to a further prep kitchen.

Prep Kitchen 14'7" x 9'8" + 7'5" x 4'11" (4.47 x 2.96 + 2.28 x 1.51)

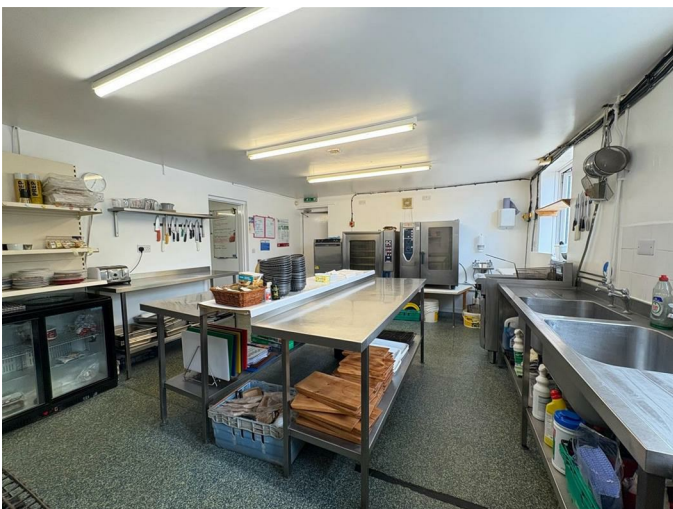
Fully fitted encompassing a cold store of approximately 5.6sqm.

Staff Toilet

With wc and basin.

Main Kitchen & Bakery 19'5" x 14'8" (5.94 x 4.49)

A high specification catering kitchen and bakery (a copy of the equipment inventory is available by request).



External Store 10'2" x 9'9" (3.11 x 2.98)

External Store 9'9" x 7'4" (2.98 x 2.26)

Lobby leading to;

staircase to First Floor Accommodation

RESIDENTIAL ACCOMMODATION

Landing area leads to:

Double Bedroom 13'1" x 12'0" (4.01 x 3.66)

Double Bedroom 12'1" x 12'1" (3.69 x 3.69)

Double Bedroom 10'11" x 11'3" (3.35 x 3.43)

Double Bedroom 11'3" x 10'10" (3.43 x 3.32)

Bedroom/Reception Room 14'7" x 8'5" (4.45 x 2.58)

A modern room upgraded by the vendor with feature panelling to one wall. The room has been designed with the capability of closing off from the other bedroom accommodation to create a separate flat.



Open Plan Living Space

Split as:

Living Area 14'8" x 10'7" (4.49 x 3.25)

Kitchen Diner 14'8" x 9'3" + 3'1" x 8'8" (4.48 x 2.82 + 0.96 x 2.65)

Fully fitted modern Kitchen Diner with a range of wall base and drawer units.



Shower Room 5'5" x 9'11" (1.67 x 3.04)

Part fitted.

Bedroom / Office 6'10" x 8'7" (2.09 x 2.62)

AGENT'S NOTES

The Vendor would consider the sale of the property as a whole, in part or a letting of the commercial element.

LEASE OPPORTUNITY

Our clients have indicated they would be open to letting the Commercial element of the property and sale of the business and all fixtures and fittings for an asking price of £55,000 for the business, goodwill, and equipment for a new 10 year lease at £16,000 per annum excl.

A copy of the accounts can be made available on request for interested parties.

SERVICES

Some mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants/purchasers

should make their own enquiries. The property benefits from solar panels.

RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Shop, Café and Premises

Rateable Value - £8,600

Rating Authority - East Lindsey District Council.

LEGAL COSTS

Each party will be responsible for their own legal costs.

REFERENCES

The usual bank, landlord and two trade references will be required.

VAT

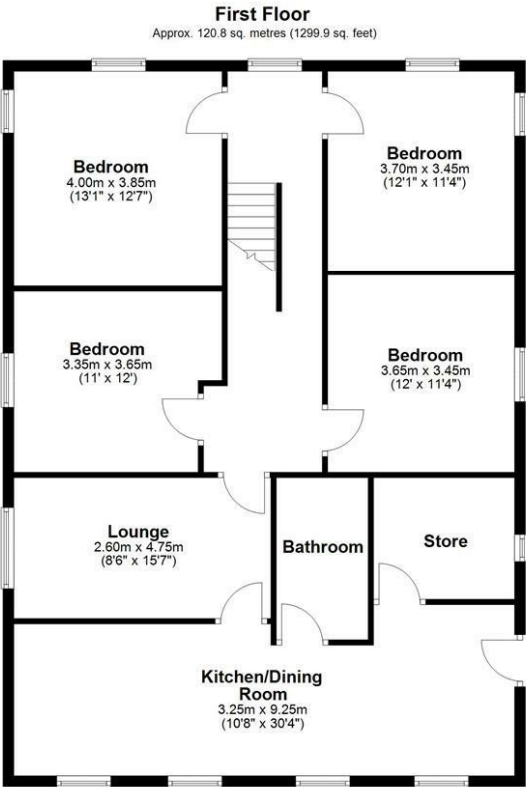
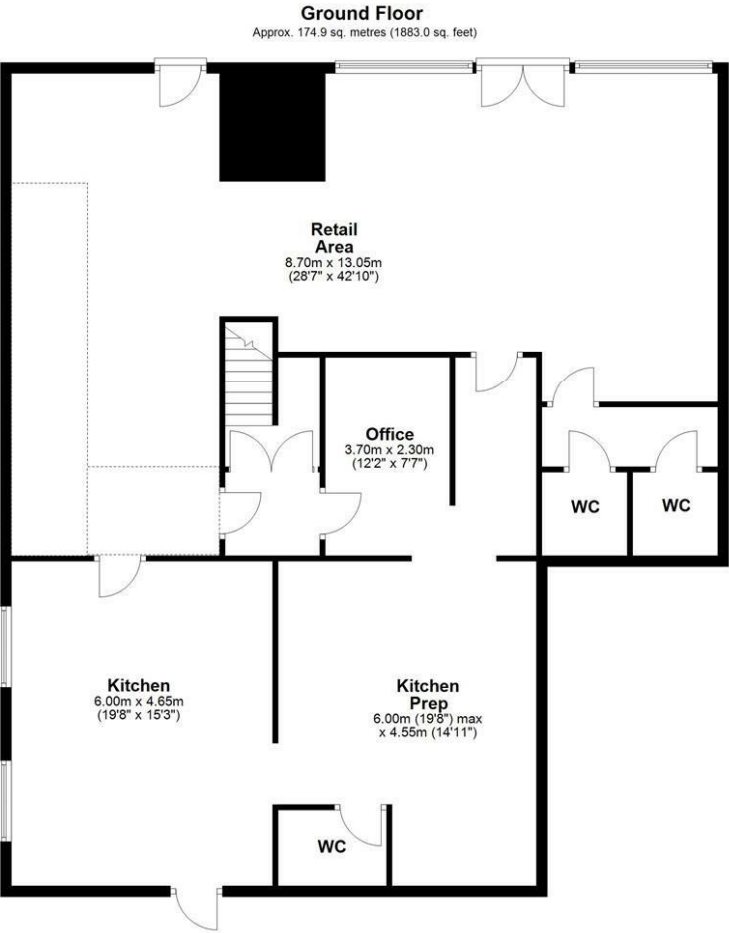
Please note, all prices quoted may be subject to VAT unless stated otherwise.

VIEWING

Strictly by appointment with the sole agents, TES Property.

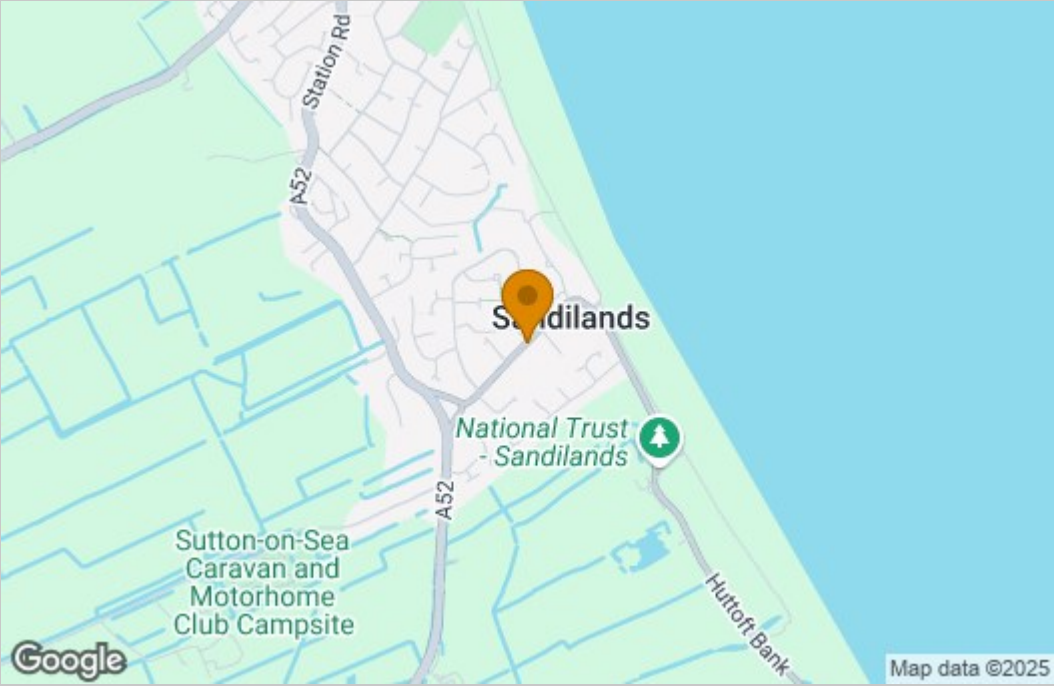


Floor Plan

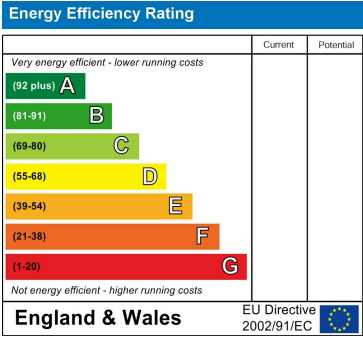


Total area: approx. 295.7 sq. metres (3182.9 sq. feet)
Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.