



QUEENSWAY, INGOLDMELLS SKEGNESS, PE25 1NT

FOR SALE

- Restaurant with living accommodation
- Popular Ingoldmells location close to village centre
- Strong seasonal visitor trade
- Ground floor restaurant and commercial kitchen
- Four-bedroom residential accommodation
- Outbuildings and courtyard area
- Available with vacant possession
- EPC Rating: Restaurant - C Residential - D

PRICE: £210,000 Or Nearest Offer

LOCATION

Ingoldmells is one of the principal holiday destinations on the Lincolnshire Coast, situated close to the established seaside resort of Skegness. Close by are a number of major visitor attractions including Fantasy Island, Eastgate Market and Butlin's Skegness, generating substantial visitor numbers and strong seasonal footfall throughout the year.

The property occupies a prominent position on Queensway, just off the busy Sea Lane retail and leisure area, within easy reach of numerous holiday parks, caravan sites and tourist amenities. The location benefits from excellent levels of passing trade and visitor activity, making it well suited to a variety of uses.

ACCOMMODATION

GROUND FLOOR

RESTAURANT

3.25m x 7.1m + 3.66m x 4.36m

GENTS WC

LADIES WC

KITCHEN

4.46m x 4.67m

STORE

1.44m x 1.1m

STORE

3.38m x 1.74m

RESIDENTIAL ACCOMMODATION

BATHROOM

3.29m x 1.57m

With shower, wc, wash hand basin, bath, uPVC double glazed window to side, extractor, and storage cupboard.

KITCHEN DINER

5.02m max x 3.62m max

With entrance door, uPVC double glazed window, radiator, stainless steel sink and drainer, wall, base and drawer units, worktop, space for washing machine, oven, hob, extractor, Velux window, staircase to first floor, and access to restaurant.

SITTING ROOM

3.66m x 3.45m

With uPVC double glazed sliding patio doors and radiator.

BEDROOM

3.60m x 3.49m

With uPVC double glazed patio doors to rear courtyard, fitted wardrobes and cupboards, and Velux window.

FIRST FLOOR

BEDROOM

1.5m x 1 x 9m + 4.4m x 2.06m

With fitted cupboards, 2x Velux windows, eaves storage, and radiator.

BEDROOM

2.39m x 2.10m

With uPVC double glazed window.

BEDROOM

5.01m x 3.42m

With radiator, eaves storage, and uPVC double glazed window.

SIDE PASSAGE TO FRONT

OUTSIDE

OUTBUILDINGS

3.00m x 4.96m

1.9m x 2.68m

4.04m x 2.61m

SERVICES

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.

RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Restaurant and premises

Rateable Value - £6,000

Rating Authority - East Lindsey District Council.

VAT

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

VIEWING

Strictly by appointment with the sole agents, TES Property.

ENERGY PERFORMANCE RATING

