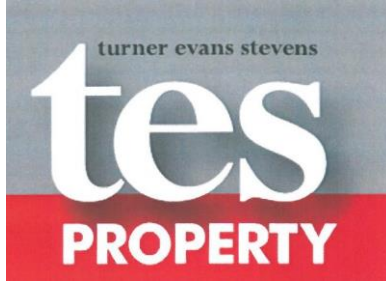


BELLBANK BISTRO, OUTSALES KIOSK & APARTMENT, TRUNCH LANE, CHAPEL ST LEONARDS, PE24 5TU



- PRIME SEAFRONT LOCATION & HOLIDAY AREA
- LIFESTYLE BUSINESS OPPORTUNITY
- FREEHOLD 40 SEAT BISTRO
- ICE CREAM TAKEAWAY KIOSK
- FORECOURT SEATING
- VERY LARGE 3 BEDROOM APARTMENT ABOVE
- MODERN WELL FITTED KITCHENS, STORES, TOILETS
- CAR SPACE TO THE REAR
- OPERATIONAL SEASONAL BUSINESS

PRICE: £320,000

EPC RATINGS

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A lifestyle business opportunity being sold fully equipped and provides large owners residential accommodation if required.

BELL BANK BISTRO

THE BISTRO

MAIN AREA including KITCHEN & TAKEAWAY KIOSK

12.45m x 9.23m (40'10" x 30'3")

With double doors and side windows bringing in lots of light, suspended ceiling with pendant lights above the fixed and loose seating for 37 approx.

COUNTER & SERVERY

With drinks chiller, Lincat boiler, Fracino coffee machine, chillers, glass washer, stainless steel sink unit with mixer tap over.

ICE CREAM KIOSK

With ice cream fridges, sales window opening onto the covered seating area, Taylor ice cream machine.

KITCHEN

With stainless steel prep tables, double drainer sink unit, hand basin, bank of double and single fridges, griddle under a stainless steel extractor canopy, base cupboards, contact griddle, microwaves, electric cooker, pvc window, door to:-

ENTRANCE LOBBY

With electric fuses and pvc door to the side.

SIDE LOBBY

With space for upright fridge and upright freezer.

OFFICE / STORE

3.17m x 2.72m (10'4" x 9')

With hot water cylinder, appliance spaces, tiled floor, shelving

LADIES

LOBBY with changing area with hand basin and cubicle, extractor, back lit ceiling, extractor.

GENTS

LOBBY, W.C with toilet, hand basin, hand rails, backlit ceiling, extractor.

OUTSIDE

To the front is a block paved sitting area in front of the Bistro and the Ice Cream Kiosk. Access over the side farmac road leads to both the side door to the Bistro and the flat. Block paved car space and space for lpg tanks for the flat.



FLAT ABOVE THE BISTRO

Let on an assured shorthold tenancy to include the water. Electric is a coin sub-meter.

REAR HALL

With pvc entrance door, electric fuses, cloaks area, door connecting to the Bistro

FIRST FLOOR LANDING

With parquet flooring, pvc window, door to:-

HALL

With parquet flooring, pvc window, radiator, walk in STORE, central heating control panel.

BEDROOM 1

5.65m x 5.48m (18'6" x 18')

With built in wardrobes, pvc window, radiator.

EN-SUITE SHOWER ROOM

3.48m x 1.86m (11'5" x 6'1")

With tiled walls and floor, bath with shower over, hand basin, WC, extractor, radiator.

BATHROOM

2.31m x 3.53m (7'7" x 11'7") minimum plus door recess

With corner bath and hand shower, w.C, hand basin, vertical towel radiator, tiled walls and floor, corner shower enclosure, radiator.

BEDROOM 2

4.43m x 3.66m (14'6" x 12')

With pvc window, radiator, built in airing cupboard housing the lpg gas central heating boiler.

DINING KITCHEN

6.04m x 4.51m (19'10" x 15')

With pvc window to the front elevation with extensive views, radiator, ample base and wall cupboards, roll edge worksurfaces with tiled splashbacks, breakfast bar, 1 ¼ bowl sink unit, space for washing machine, built in oven and grill, spaces for fridge and freezer, side pvc window, hob with cooker hood above.

BEDROOM 3

6.25m x 3.60m (20'6" x 11'10")

With built in cupboard housing the coin meter, built in wardrobes, pvc window, radiator.

LOUNGE

4.56m x 6.05m (15' x 19'10" long)

With pvc window to the front elevation, radiator, wall and ceiling lights, wood style flooring.



LOCATION

In the heart of the seasonal holiday area. Trunch Lane lies to the south end of the popular holiday village of Chapel St Leonards in an area full of holiday amenities and caravan parks. Lying approximately 6 miles to the north of Skegness, just off the A52 coast road. The beach lies within 400 yards and Chapel Village Centre is approx 1 mile away.

TENURE

Vacant possession of the business premises and the apartment subject to the existing tenancy. Rental income available on application. The agents await a copy of the tenancy agreement.

SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Hunters Turner Evans Stevens office in Skegness.

ASSESSMENTS

Rateable Value:- £20,000

Business Rates Payable 2020/2021:- £

PREMISES LICENCE

Copy awaited by the agents.

ACCOUNTS

Will be made available to interested parties who have previously viewed the property.

VAT

There is no VAT on the purchase price (to be confirmed).



MEASUREMENTS are approximate with the metric conversation shown in brackets, taken wall to wall unless otherwise indicated.

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