

**BELTBANK TAVERN, LOUNGE BAR,  
FUNCTION ROOM & FLAT,  
TRUNCH LANE, CHAPEL ST LEONARDS,  
SKEGNESS, LINCS, PE24 5TU**



- PRIME SEASIDE LOCATION & HOLIDAY AREA
- LIFESTYLE BUSINESS OPPORTUNITY - FREEHOLD
- MAIN LOUNGE BAR WITH SEATING FOR APPROX 85
- FAMILY / FUNCTION ROOM & BAR FOR 80 TO 100
- OUTDOOR SEATING TO FRONT & SIDE
- OFFICE, CELLAR, TOILETS, YARD
- 3 BEDROOM APARTMENT ABOVE
- OPERATIONAL SEASONAL BUSINESS

**PRICE: £370,000**

**EPC RATINGS D & F**

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A lifestyle business opportunity that has been in the vendors ownership for a number of years. The property is being sold fully equipped and provides owners residential accommodation if required.

## **BELL BANK TAVERN**

### **ENTRANCE PORCH**

With outer roller shutter door, inner glazed door, side entrance from parking area.

### **BAR LOUNGE**

18m x 4.86m (59'1" x 16') overall

With 4 pvc windows to the front facing Trunch Lane, feature brick faced chimney breast with rustic beam, log burning stove and tiffany style pendant and uplighting, 3 air conditioning units, pool table, 2 x wall T.V's, 20/22 tables for approx. 85.

### **BAR AREA**

8.90m x 7.76m (29'2" x 25'5") being shaped

With brick faced bar, shelving, optics, drinks fridges (line equipment owned by Coors and Heineken), beverage machine, door to rear of the Bar to the Family Room

### **FAMILY ROOM & BAR**

21.38m x 3.78m (70'2" x 28'9")

The bar being 31'8" long with traditional style bar fittings, tiled surround, shelving, optics, drinks fridges, glass washer, door to rear of Main Lounge Bar. Raised disco overlooking the dance floor, carpeting to the main area with 3 wide pvc windows, double fire exit doors, fixed and loose seating for 80 to 100, 2 wall T.V's, tiffany style pendant lighting, pool table and gantry light, 6 radiators.

### **SIDE LOBBY**

With pvc double doors, inner doors.

### **LOBBY**

With door to:-

### **LADIES**

4.5m x 2.51m (14'9" x 8'5")

With pvc window, 3 cubicles, 3 hand basins, tiled walls and flush floor.

### **LADIES**

3.69m x 2.51m (12'1" x 8'3")

With waterproof walling, twin hand basins, three cubicles, downlights, opaque pvc high level window, hand dryer.

### **GENTS**

5.65m x 3.75m/3.62m (18'6" x 11'8"/11'10")

With urinals, three hand basins, 2 cubicles, 2 opaque pvc windows, tiled walls and flush floor, door to:-

### **OFFICE / UTILITY (BY MAIN BAR)**

3.84m x 2.64m (12'7" x 8'8") being shaped

With python, carbinator, washer, deep white sink unit, pvc window, tiled floor, (3 phase) electric fuse boards.

### **OFFICE & STORE (REAR OF FAMILY ROOM)**

10.76m x 2.42m (35'3" x 8' ) minimum overall in two areas

With lockable storage, electric fuses and meter, oil central heating boiler (serving the family room).



## **CELLAR**

6.99m x 3.61m (23' x 11'10")

With access from the lobby area, double doors to the rear yard, pythons, coolers, tanks etc, electric fuses.

## **YARD AREA**

Fenced

## **OUTSIDE**

To the front is a block paved forecourt area with 6 bench tables. Access over a tarmac road to the side (leading to a busy caravan park) has a further enclosed area for outdoor seating with lighting, 4 family bench tables each for 8 persons by the entrance to the Family Room. To the rear is space for bins, the oil tank and access to the cellar yard.

## **FLAT ABOVE THE TAVERN**

With electric heating and pvc double glazing, own sub-electric card meter. Water is included in the rent.

## **YARD AREA**

With metal external staircase

## **APARTMENT**

### **HALL**

With pvc double glazed door, built in cupboard with electric fuses.

### **LOUNGE**

4.27m x 3.72m (14' x 12'3")

With pvc window to the front elevation with lovely open outlook.

### **BEDROOM 1**

3.71m x 2.67 (12'2" x 8'9")

With pvc window to the front elevation, electric storage heater.

### **BEDROOM 2**

3.70m x 2.81m (12'2" x 9'3")

With pvc window to the front elevation, electric storage heater.

### **BEDROOM 3**

3.70m x 3.74m (12'2" x 12'3")

With pvc window to the front elevation, electric storage heater.

### **BATHROOM**

2.87m x 1.77m (9'1" x 5'10")

With bath with shower and screen over, tiles surround, hand basin, W.C, extractor, heated towel radiator, opaque pvc window, built in airing cupboard housing the insulated hot water cylinder fitted with immersion heater.

### **DINING KITCHEN**

4m x 2.90m (13'1" x 9'9") minimum plus door recess

With pvc window to the front elevation with open outlook, base and wall cupboards, roll edge worksurfaces with stainless steel sink unit and tiled splashbacks, built under oven and 4 ring electric hob with cooker hood above, space for washing machine, integrated fridge and freezer, electric storage heater.



**LOCATION**

The property lies in the heart of this 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 Ground Floor tavern and the apartment subject to the existing tenancy. 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 Turner Evans Stevens office in Skegness.

**ASSESSMENTS**

Rateable Value:- £25,000

Business rates payable 2020/2021:- £

**PREMISES LICENCE**

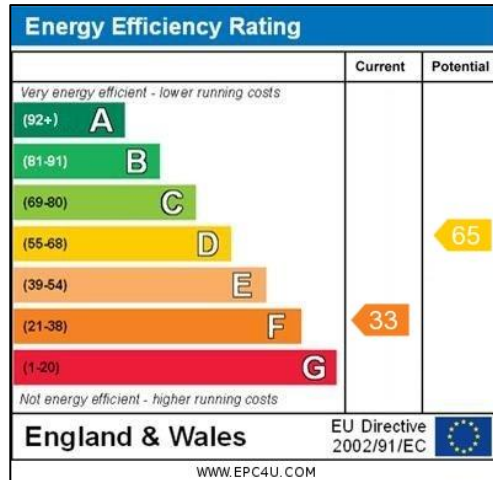
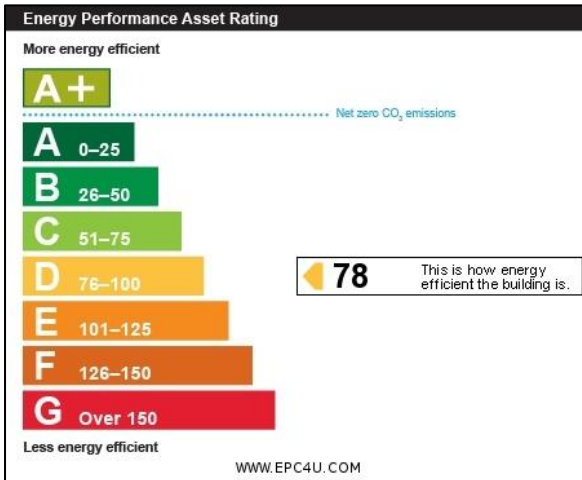
Copy held by the agents which includes a floor plan.

**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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