

# SUTTONS FISH & CHIPS & 3 HOUSES, 44-46 HIGH STREET, WAINFLEET, SKEGNESS, PE24 4BH

turner evans stevens  
**tes**  
**PROPERTY**



- Thriving Freehold Fish & Chip Shop and 3 Houses
- Characterful Small Market Town
- Excellent increased trading income for 20/21 based on 3 days
- Used to open 5 days, 27 hours per week in 2019
- Trading accounts and rental income available on request
- Outbuildings, W.C and 2 Garages
- Two x 2 Bedroom Houses
- 3 Bedroom modern House
- New 3 pan Henry Nuttall range installed March 2021
- For sale (after 15 years) due to retirement

**PRICE:- £590,000**

**EPC Ratings D & E**

TURNER  
EVANS  
STEVENS  
LIMITED

Estate Agents  
Valuers  
Auctioneers  
Surveyors

GRIMSBY

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T 01472 362020 F 362040

LINCOLN

12 New land LN1 11 ID  
T 01522 511665 F 511830

LOUTH

6 Cornmarket LN11 9PY  
T 01507 601633 F 603917  
also

1 Queen Street LN11 9AU  
T 01507 602264 F 600036

MABLETHORPE

16d Victoria Road LN12 2AQ  
T 01507 473476 F 479852

SKEGNESS

32 Roman Bank PE25 2SL  
T 01754 766061 F 610382

SPILSBY

34 High Street PE23 5JH  
T 01790 752151 F 754537

SUTTON ON SEA

2 Evergreen Walk  
High Street LN12 2SW  
T 01507 441166 F 443481

WOODHALL SPA

10 The Broadway LN10 6ST  
T 01526 354111 F 354222

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**LINCOLNSHIRE'S LEADING ESTATE AGENCY GROUP**

## LOCATION

Wainfleet is a popular small market town approximately 5 miles to the south west of Skegness and within easy driving distance of the coast and picturesque Lincolnshire Wolds with historic market towns. Wainfleet is well served by bus and rail and the property is convenient for village centre amenities. From Turner Evans Stevens office follow Roman Bank southwards through Lumley Square and onto the A52 Wainfleet Road and after approximately 5 miles take the first turning right to the centre of Wainfleet, at the Market Place turn right into High Street and the property lies on the left hand side.

## No 45 HIGH STREET – Suttons Fish & Chips (Ground Floor)

### MAIN AREA

16'6" wide x 12'9" deep (5.02m x 3.9m)

With 2 entrance doors (in & out), window to the front elevation, new tiling and flooring, **new 3 pan Henry Nuttall high efficiency range installed March 2021**, stainless steel tables and counters, new 4 pot bain maire, drinks fridge.

### KITCHEN

11'6" wide x 12'4" deep (3.5m x 3.76m)

With double bowl deep stainless steel sink unit and double drainer, 4 ring commercial gas cooker, Lincat boiler, **new Gram 20 stone upright fish fridge**, chest freezer, undercounter fridge, shelving, Heatrea Sadia for hot water, pvc door to the rear elevation, Easyzap, hand basin.

### RESTAURANT

17'10" x 12'9" / 14'8" (5.44m x 3.89m/ 4.47m)

With 2 windows to the front elevation, separate door to the side elevation, 7 tables and seating for 28, electric fuses, 2 meters (for the shop and 45a).

## No 44 HIGH STREET – 2 Bedroom House on 2 floors

With lpg gas central heating (subject to the existing tenancy)

### HALL

With timber entrance door and radiator, electric meter, stairs leading off.

### LOUNGE

13'1" x 12' (3.99m x 3.66m)

With radiator, pvc french doors to the rear garden.

### 1<sup>ST</sup> FLOOR LANDING

With access to roof space.

### BEDROOM 1

13'1" x 9'9" minimum plus recessed built in cupboard (3.99m x 1.88m)

With radiator, single glazed window to the front elevation.

### BEDROOM 2

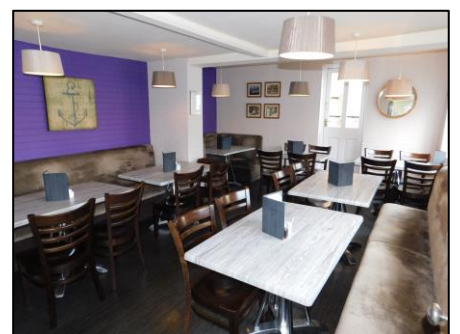
9'5" x 10'3" minimum plus over stairs area (2.87m x 3.12m)

With single glazed window to the front elevation, radiator.

### KITCHEN

13'2" x 6'2" (4.01m x 1.88m)

With modern base and wall units, roll edge worksurfaces with tiled splashbacks, stainless steel sink unit, space for washing machine, space for cooker, space for fridge freezer, wall mounted gas (lpg) central heating boiler, radiator, pvc window to the rear elevation.



## **BATHROOM**

7'6" x 5'8" maximum (2.29m x 1.73m)

With bath with Triton shower over, hand basin, W.C, tiled walls, radiator, opaque pvc window.

## **REAR GARDEN**

On two levels with lawn and paved sitting area, gate for bin access.

## **YARD**

With oil tank and store, cold water tap.

## **No 45a HIGH STREET – 2 Bedroom House on 2 floors**

With lpg gas central heating (last rent £480 pcm currently used by the proprietors)

## **KITCHEN**

11'7" x 7'10" (3.53m x 2.39m)

With pvc double glazed entrance door, modern base and wall units, stainless steel sink unit, space for a washing machine, space for electric cooker, further appliance space, radiator, 2 pvc windows.

## **LOUNGE**

17' x 12'4" reducing to 10'4" (5.18m x 3.76m/3.15m)

With pvc window to the side elevation, radiator, electric fuses.

## **1ST FLOOR LANDING**

### **BEDROOM 1**

10'4" x 9'8" maximum being shaped plus recessed wardrobe space (3.15m x 2.95m)

With radiator, secondary double glazed window to the front elevation radiator.

### **BEDROOM 2**

11' x 11'9" maximum (3.35m x 3.58m)

With radiator, pvc window to the rear elevation.

## **BATHROOM**

13'7" x 7'3" (4.14m x 2.21m)

With bath with electric shower over, hand basin, W.C, recessed built in airing cupboard housing the lpg gas central heating boiler, pvc window to the side elevation, radiator, secondary double glazed window to the front elevation, extractor.

## **REAR YARD**

Being paved

## **OUTBUILDINGS & W.C**

### **W.C**

With toilet, hand basin, tiled floor, water heater, light, timber door.

### **DRY STORE**

5'8" x 4'6" (1.73m x 1.37m)

With light, timber door.

### **RUMBLER & POTATO STORE**

10' x 10' minimum plus side area (3.05m x 3.05m)

With pvc double glazed window, timber door.

## **2 X END STORES**



## GARAGE BLOCK

Accessed via a gated drive between 45 & 46 High Street (and with power from the shop)

### **GARAGE 1**

18' wide x 14'5" deep (5.49m x 4.39m)  
With up and over vehicle door, light and power.

### **GARAGE 2**

18'1" x 14'5" (5.51m x 4.39m)  
(currently rented) oil tank to the side. With light and power, stairs to mezzanine

### **SIDE STORE**

12' wide x 8' deep approx.

## 46 HIGH STREET – End Terrace House

With oil central heating and cavity wall insulation (currently rented).

### **RECEPTION HALL**

14' x 8'5" (4.27m x 2.57m)  
With double glazed entrance door, pvc window, wood style flooring, electric fuses, radiator, stairs leading off.

### **DINING KITCHEN**

25'2" x 7'10" widening to 9'4" (7.67m x 2.39m/2.84m)  
Attractive karndene flooring throughout, base and wall cupboards, roll edge worksurfaces with tiled splashbacks, twin bowl sink unit, space for washing machine, built under oven with 4 ring ceramic hob and cooker hood above, basket drawers, downlights, pull out larder cupboard, space for fridge freezer, pvc window and double glazed door to the rear elevation, oil central heating boiler (2015), karndene flooring, double door to:-

### **LOUNGE**

23' x 12'8" (7.01m x 3.86m)  
With pvc window to the front elevation, pvc windows to the rear, radiator, wood style flooring, 2 radiators, downlights.

### **1<sup>ST</sup> FLOOR LANDING**

With access to roof space

### **BATH / SHOWER ROOM**

8'11" x 9' (2.72m x 2.72m)  
Attractively fitted with a bath with centre tap, hand basin, W.C, radiator, large shower enclosure with screen doors and extractor, karndene flooring, radiator, opaque pvc window, downlights.

### **BEDROOM 3**

8'3" x 10'5" minimum plus side area (2.51m x 3.18m)  
With radiator, pvc window to the front elevation, built in airing cupboard housing the insulated hot water cylinder fitted with immersion heater.

### **BEDROOM 2**

13'8" x 10'9" increasing to 11'1" (4.17m x 3.28m/3.38m)  
With pvc window to the front and side elevation, radiator.

### **BEDROOM 1**

14'7" x 9' (4.44m x 2.74m) With pvc windows to the side and rear elevations, radiator.

## 46 High Street - photos



## TENURE

For sale subject to any existing tenancies of the residential properties.

## SERVICES

Information is held relating to lpg gas and electric Certificates. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## OPENING HOURS

**N.B** During 2020 & early 2021 the days open has been reduced to 3 days, Thursday, Friday and Saturday takeaway service only.

Tuesday – Friday 11.30am – 1.30pm  
4.30pm – 8.00pm  
Saturday 11.30am – 1.30pm  
4.30pm – 7.30pm

48 weeks trading and closed for 2 weeks at Christmas

## ACCOUNTS

Trading accounts and rental income is available to bona fide purchasers who have viewed the premises. The business has recently traded more profitably with higher turnover and lower overheads. The café has remained closed since March 2020 with just the takeaway operating on 3 days instead of 5. There is therefore great potential for longer opening and increased trade and a new 3 pan Henry Nuttall high efficiency lpg fish range has been installed in March 2021 to cater for this

## ASSESSMENTS

Rateable Value – £3,050 Business Rates

Business Rates Payable 21/22 £1521.95 but the current owner is paying £0.00

Council Tax is payable on each of the residential dwellings.

Prospective purchasers are advised to enquire personally about any discounts or incentives on business rates payable.

## CCTV

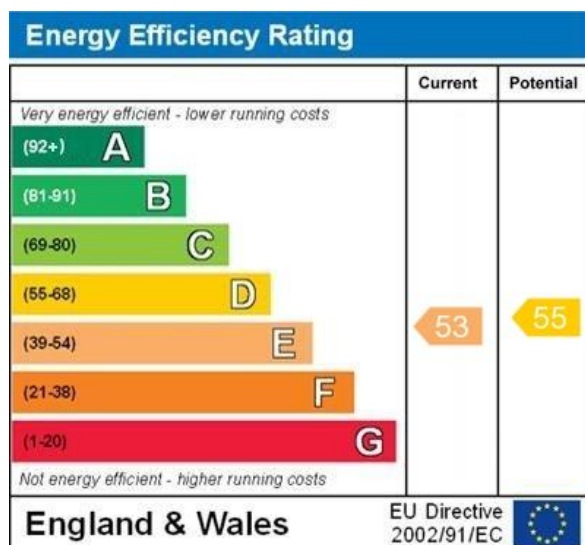
The property benefits from a CCTV system with 6 cameras to front, rear and inside.

## VIEWING

By prior appointment with Turner Evans Stevens office in Skegness.

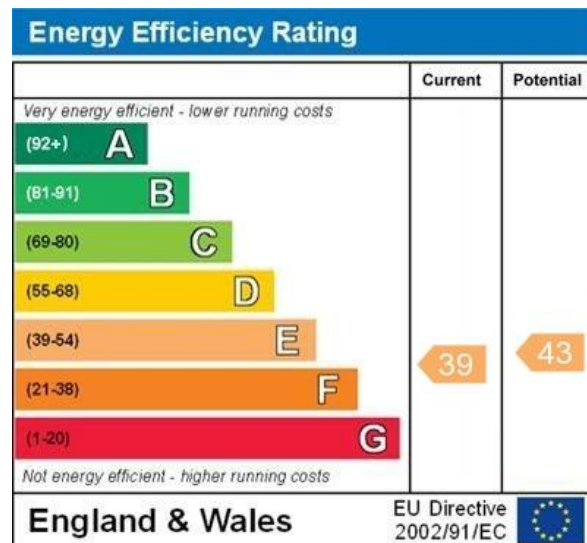
## EPC RATINGS

44 High Street, Wainfleet



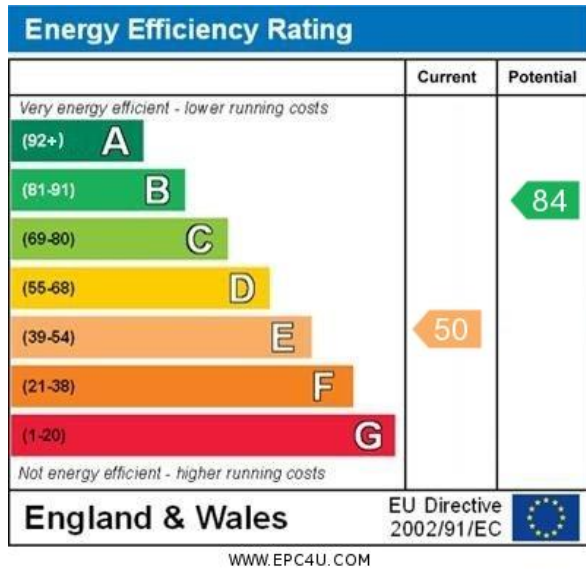
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45a High Street, Wainfleet

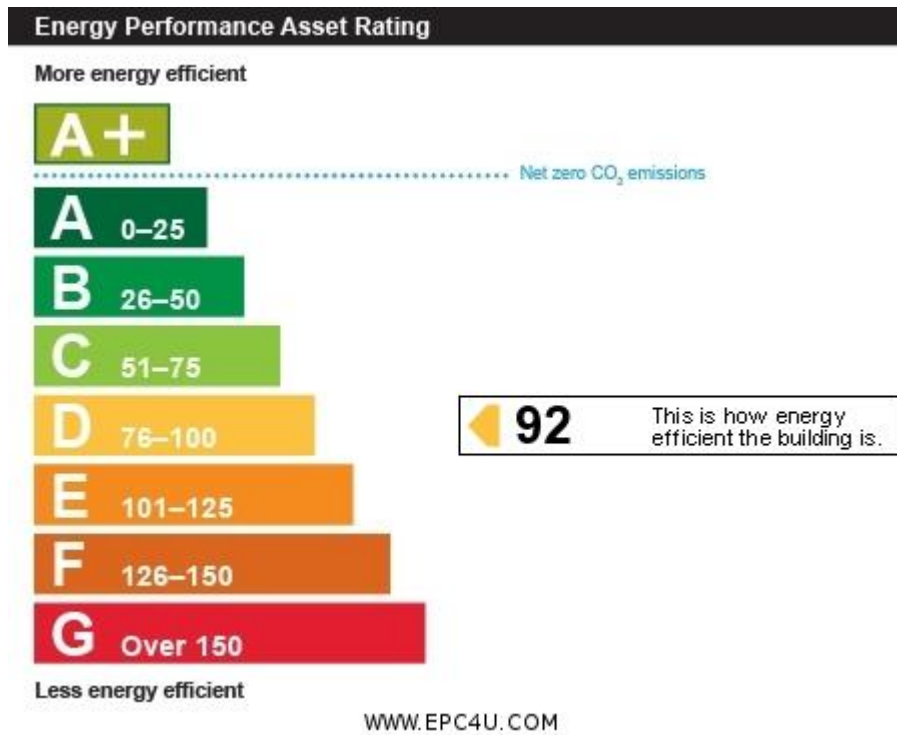


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46 High Street, Wainfleet



45 High Street, Wainfleet – Suttons Fish & Chip Shop



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

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