

# LEE-ON TAKE-AWAY SUTTON ROAD, TRUSTHORPE MABLETHORPE, LN12 2PD



## FOR SALE

- Fully equipped and refurbished
- Superb, prominent position
- Caravan Park/Chalet Parks nearby
- Well presented with excellent storage, kitchen and take-away counter
- The accommodation extends to approx 71.01 m<sup>2</sup>/764 ft<sup>2</sup>
- Large triangular site
- EPC Rating D

**PRICE: £99,950**

TURNER  
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 Estate Agents  
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GRIMSBY  
 21 St Mary's Gate DN31 1JE  
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LINCOLN  
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LOUTH  
 6 Cornmarket LN11 9PY  
 T 01507 601633 F 603917  
 also  
 1 Queen Street LN11 9AU  
 T 01507 602264 F 600036

MABLETHORPE  
 16b 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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**LOCATION** Mablethorpe is a town, with its village neighbour Sutton on Sea, of approx 10,000 people. It is located approximately 30 miles south of Grimsby and 20 miles north of Skegness, in Lincolnshire.

The population rises considerably in the summer months with the influx of tourists to the area, many of who stay on caravan sites. The property is situated in a prominent position, backing on to the main Wold Grift outfall on a sharp bend on the A52, opposite the beach on a mid-way point between Mablethorpe and Sutton on Sea.

Nearby businesses include a substantial caravan/chalet park, guest houses and other tourism facilities.

**DESCRIPTION** The property is a detached, fully equipped and fully refurbished take-away with accommodation extending to a total of 71.01 m<sup>2</sup>/764 ft<sup>2</sup>.

**ACCOMMODATION**

**GROUND FLOOR TAKE-AWAY SHOP** 3.95m x 3.75m, serving counter, tiled floor, concealed lighting, alarm system.

**KITCHEN** 4.07m x 3.31m, fully equipped with 7 ring range, extractor fans, tiled floors, all stainless steel work surfaces, white walled.

**SIDE LOBBY/STORAGE AREA** 1.73m x 2.95m, fully white walled with emergency exit door.

**STORAGE ROOM 1** 3.56m x 2.63m (max measurement), with tiled floor.

**STORAGE ROOM 2** 2.18m rising to 3.98m x 2.59m, with tiled floor.

**STORAGE ROOM 3** 2.09m widening to 2.39m x 3.32m, with tiled floor.

**STORAGE ROOM 4** 1.98m widening to 3.67m x 2.40m, with tiled floor.

**STORAGE ROOM 5** 1.50m x 1.20m approx, with access to external area.

**TOILET/SHOWER ROOM** 1.73m x 2.37m, with low flush WC, shower cubicle, gas boiler, tiled floor, pedestal hand basin, tiled walls.

SERVICES	Mains gas, water, electricity and foul sewerage services are believed to be connected to the property. The property is centrally heated to radiators throughout from a gas boiler situated within the toilet/shower room.
RATEABLE VALUE	Enquiry of East Lindsey District Council informs us that the rateable value of the property is £2,500, rates payable in the 2012/13 financial year, £855.
AGENTS NOTE	This property is a most attractive and well fitted Chinese take-away. The owners have decided to cease trading for family reasons although some financial information is available to genuinely interested parties. It is highly recommended that a viewing takes place to see the level to which the property has been improved. All equipment contained within the property is available at an additional price.
VAT	Would prospective purchasers please note that all prices quoted are exclusive of VAT.
VIEWING	Through our agent's Mablethorpe office on 01507 473476.

# Energy Performance Certificate

## Non-Domestic Building



Lee On Ltd  
Sutton Road  
Trusthorpe  
MABLETHORPE  
LN12 2PD

**Certificate Reference Number:**  
9643-3000-0825-0790-2421

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ **76** This is how energy efficient the building is.

.....Net zero CO<sub>2</sub> emissions

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 78  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 141.54

### Benchmarks

Buildings similar to this one could have ratings as follows:

**32** If newly built  
**86** If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## INFORMATION & SERVICES

- MEASUREMENTS** Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.
- THINKING OF SELLING?** If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.
- MORTGAGES & FINANCE** If you require independent mortgage advice, please contact our independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.
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- MANAGEMENT & LETTING** We have a wide variety of properties to let on our books, from small flats to large houses. If you have a property that you would like us to rent out, register it with us for hassle free renting, at terms which you will find hard to beat.
- COMMERCIAL** We deal with all aspects of commercial property from sales and lettings, schedules of condition, dilapidations and rent reviews. Our dedicated commercial team provide a first class service covering the whole county.
- ARCHITECTURAL PLANNING** If you are extending for building, we can arrange for a full design and supervision service from an extension to a complete new home build and we provide the architects and surveyors certificates on completion.
- INTERNET** All our properties are advertised on our website at [www.tes-property.co.uk](http://www.tes-property.co.uk) and [www.rightmove.co.uk](http://www.rightmove.co.uk). We can also be contacted by e-mail, see our website. But for a more personal service, please call in or telephone our sales office.
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