

THE BEACH BAR TRUSTHORPE ROAD SUTTON ON SEA LN12 2LT



FOR SALE

- Prominent position on Sutton On Sea promenade
- Currently occupied as a Public House and Restaurant
- Dining Room with sea views
- Bar & Games room
- EPC Rating C

PRICE: £325,000

TURNER
EVANS
STEVENS
LIMITED
Estate Agents
Valuers
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Surveyors

GRIMSBY
21 St Mary's Gate DN31 1JE
T 01472 362020 F 362040

LINCOLN
12 Newland LN1 1XD
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
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

www.tes-property.co.uk

Registered in England 03710262

LOCATION

Sutton-on-Sea forms a small traditional seaside town lying some 13 miles north of the principal Lincolnshire resort of Skegness, and 3 miles south of its larger neighbour, Mablethorpe. It stands on the A52 coast road. With a resident population of around 4,000 people, it has a predominantly retirement-focused residential population, and within the summer months its holiday activity is based upon a less active environment than to be found in Mablethorpe and Skegness. Within Sutton-on-Sea are to be found traditional service and retail amenities including a small supermarket, convenience stores and other mixed retailing.

The property is situated on the main promenade to the beautiful Sutton-on-Sea beaches. The property is in an excellent trading position and is highly visible from the High Street.

ACCOMMODATION

PROMENADE LEVEL

FOOD PREP AREA

3.93m x 2.06m

KITCHEN

4.52m max x 2.56m max with fully fitted catering kitchen and staircase leading to lower level.

GAMES ROOM

5.66m x 7.62m

BAR

9.27m x 8.53m with fully fitted bar, with fridges, beer pumps, tables and seating

CONSERVATORY/DINING ROOM

5.08m x 6.95m with dining tables and chairs

CONSERVATORY

7.26m x 4.37m leading to promenade patio seating area

TOILETS

Ladies, gents, staff, and disabled toilet facilities.

FOYER/REAR HALLWAY

Leading to overspill dining area and doors to patio seating

SMALL SEPARATE DINING ROOM

6.15m x 4.38m + 2.0m x 1.2m, leading to function room

FUNCTION ROOM

9.03m x 5.57m

LOWER LEVEL

HALLWAY/STORAGE

2.26m x 13.56m with door leading to below car park and double doors for deliveries

AMENITIES ROOM

7.55m x 9.53m with WC, currently used by a local boxing club

STORE ROOM

7.63m x 5.60m

CELLAR

3.24m x 2.13m fully fitted with cooling systems

OUTSIDE

Under the terms of the sale of the car park, there is a restrictive covenant held by the Beach Bar allowing for 10 car parking spaces and access, both to the Beach Bar for maintenance and the loading bay, at all times for deliveries.

We understand the grass bank associated with the Beach Shop runs with the property.

SERVICES

We understand mains services are available. We are informed some services are shared with the neighbouring Beach Shop, with costs recharged. Please note that these services have not been tested and all prospective tenants are advised to check these are adequate for their needs.

The gas central heating/hot water boiler is installed in a separate boiler house found at ground floor level off the car park

VAT

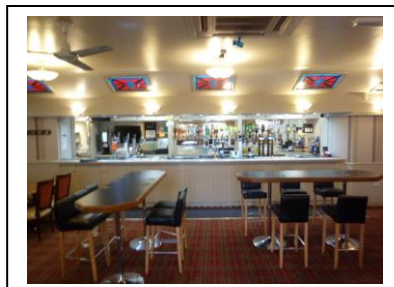
All prices quoted are exclusive of VAT.

RATEABLE VALUE

Enquiry of the Valuation Office Agency web-site indicates the property as having a rateable value of £23,250 on the 2017 rating list.

VIEWING

Strictly by appointment with Turner Evans Stevens Louth office on 01507 602264



Energy Performance Certificate

Non-Domestic Building



The Beach Bar
High Street
Sutton-on-Sea
MABLETHORPE
LN12 2ET

Certificate Reference Number:
9686-3006-0086-0800-8821

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

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

← 60 This is how energy efficient the building is.

..... Net zero CO₂ emissions

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 534
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 116.38
Primary energy use (kWh/m² per year): 669.7

Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

82 If typical of the existing stock



INFORMATION & SERVICES

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