

MAYFAIR HOTEL, 10 SAXBY AVENUE, SKEGNESS, PE25 3JZ



A well established and modern thriving Freehold Licensed Guest House in a good location close to the town centre and Seafront holiday amenities

With 8 centrally heated Bedrooms (sleeps 19). Modern refitted en-suites (3 ground floor rooms & Wet Rooms), Lounge, large Dining Room and large separate Bar, Utility, Store, 20' x 13' refitted Kitchen, pvc double glazing, gas central heating and solar panels, Stores.

Owners accommodation with 1/2 Bedrooms and Bath/Shower Room, Garden and Car Parking for 5 cars.

PRICE: £333,000

EPC RATING C

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 EVANS
 STEVENS
 LIMITED
 Estate Agents
 Valuers
 Auctioneers
 Surveyors

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 T 01522 511665 F 511830

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 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

From Turner Evans Stevens office follow Roman Bank southwards into Lumley Square and left into Lumley Road, the main shopping street. Approximately 50 yards before the Clock Tower turn right into Drummond Road and third right into Saxby Avenue. The property enjoys a sunny position at the crossroads.

ACCOMMODATION

PORCH

with ramped entrance and pvc doors and side screens and inner glazed double doors to the wide:

RECEPTION HALL

with built in reception desk, radiator, fire alarm panel, stairs off with feature low level lighting.

GUEST LOUNGE

15'9" x 12' maximum into bay (4.81m x 3.65m) with pvc bay window to the front elevation, radiator, decorative fireplace surround.

DINING ROOM

23'10" x 12'11" maximum into bay (7.26m x 3.94m) with pvc bay window to the front elevation, downlighting, radiator, door to:

BAR

18'10" reducing to 16'7" x 12' maximum (5.76m/5.07m x 3.66m) with pvc windows to the front and side elevations and fitted 'retro' style with built in bench seating, stools and tables, Bar with feature lighting, optics, shelves, fridge, cash register, door to INNER HALL with cupboard under stairs.

KITCHEN

19'10" x 12'11" minimum plus office area (6.05m x 3.93m) Attractively fitted with a comprehensive range of modern base and wall units, roll edge worksurfaces with splashbacks, hot cabinet, deep fat fryer, 6 ring gas cooker with stainless steel canopy and extractor, Ideal Mexico gas central heating boiler, American style fridge freezer with water connection, two stainless steel sink units and mixer taps, pvc window to the rear elevation, space for dishwasher, hand basin, upright freezer, fridge freezer, island and breakfast bar, recess with OFFICE AREA with telephone point and door to the Inner Hall, behind Reception.

UTILITY AREA / CELLAR

With pvc door to the side access for deliveries, beer barrel storage area, skylight window.

REAR STORE ROOM

With pvc window, pvc door to garden, power points, plumbing for automatic washing machine and industrial dryer.

OUTSIDE

Car parking for upto 6 cars. There are paved sunny sitting areas to the front and raised flower beds with lighting. Rear sitting and drying area, cold water tap.

STORE / FREEZER ROOM

15'5" x 9'6" (4.70m x 2.89m) with pvc window, light and power, pvc double glazed door.

Side passage with meters to south east side.



GROUND FLOOR

off the REAR HALL, built in cupboards with gas and electric meters, electric fuses (including the solar panels)

BEDROOM 1

Twin (one electric bed) – with radiator, pvc window.

EN-SUITE WET ROOM with flush tiled floor with drain, Shower and grab rails, W.C, hand basin with lever taps, shaver light, opaque pvc window, downlights.

WET ROOM

(for Rooms 2&3) with flush tiled floor with drain, Shower and grab rails, W.C, hand basin with lever taps, opaque pvc window.

BEDROOM 2

Double – with radiator, pvc window.

EN-SUITE W.C with hand basin and shaver point, W.C, opaque pvc window, electric heated towel rail.

BEDROOM 3

Twin – with radiator, pvc window (one electric bed)

EN-SUITE W.C with toilet, hand basin and shaver light, W.C, extractor.

FIRST FLOOR LANDING

with radiator, 2 pvc windows.

BEDROOM 4

Twin – with radiator, pvc window.

EN-SUITE SHOWER ROOM with shower enclosure, W.C, hand basin and shaver light, opaque pvc window.

BEDROOM 5

Double – with radiator, pvc window.

EN-SUITE SHOWER ROOM with shower enclosure, W.C, hand basin and shaver light, extractor light

BEDROOM 6

Double – with radiator, pvc window, built in airing cupboard housing the insulated hot water cylinder fitted with immersion heater (serving the whole property)

EN-SUITE SHOWER ROOM with shower enclosure, W.C, hand basin and shaver light, extractor.

BEDROOM 7

Family Room Double & Single– with radiator, pvc square bay window with sitting area.

EN-SUITE SHOWER ROOM with large shower enclosure, electric shower, hand basin and shaver light, W.C, extractor light.

BEDROOM 8

Double, Single & Futon – with 2 radiators, pvc windows to the front elevation.

EN-SUITE SHOWER ROOM with shower enclosure with screen door and electric shower, hand basin, W.C, shaver light, extractor light.

LINEN ROOM

With 2 pvc windows, shelving, access to roof space.



OWNERS ACCOMMODATION

Stairs off the REAR HALL with pvc window, leading to:

BATHROOM

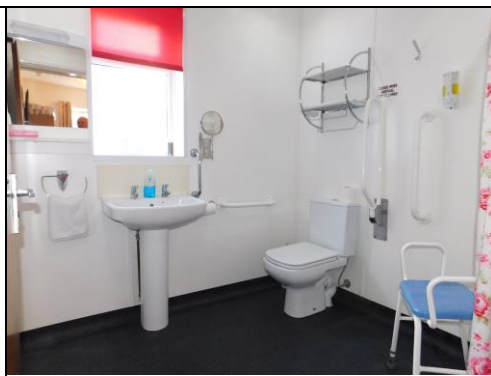
with bath, W.C, hand basin, opaque pvc window, tiled shower enclosure with electric shower, downlights, wall heater.

BEDROOM

12'10" x 12'1" maximum (3.91m x 3.68m) with 2 pvc windows, radiator, built in wardrobe.

LOUNGE

12'11" x 10'5" (3.94m x 3.19m) With pvc window to the rear elevation, radiator (could be a Guest Bedroom with door from the Hotel Landing)



TENURE

We believe this property to be Freehold and are awaiting solicitor's confirmation. All interested parties are advised to make their own enquires.

SERVICES

Mains gas, electricity, water and sewerage services are understood to be connected. 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 and 24 hours notice being appreciated.

INCLUSIONS

For sale as a going concern with the exception of the owners personal possessions.

ASSESSMENTS

Rateable Value - £5,500

Council Tax will be payable on the owners accommodation - Charging Authority Lindsey District Council. Interested parties should make their own enquiries about business rates exemptions or reliefs.

ACCOUNTS

May be made available to bona fide enquirers who have viewed the property.

LICENCES

Prospective purchasers to satisfy themselves regarding existence of same.



Energy Performance Certificate

Non-Domestic Building



Mayfair Hotel
10 Saxby Avenue
SKEGNESS
PE25 3JZ

Certificate Reference Number:
0950-8924-0384-4530-1050

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+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

63

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	315
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	145.35
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

92 If typical of the existing stock

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

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