

13 HIGH STREET (Miss Adelaide)  
 SKEGNESS  
 LINCS, PE25 3NY



- A FREEHOLD CAFÉ PROPERTY
- HIGH STREET PEDESTRIAN THOROUGHFARE
- RECENTLY RE-FURBISHED & EQUIPPED
- CAFÉ, KITCHEN & FIRST FLOOR RESIDENTIAL ROOMS
- EPC RATING D

**PRICE:- £145,000** subject to contract

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## **LOCATION**

Skegness is the principal Lincolnshire Seaside resort with a residential population of around £19,000 persons, attracting a large number of day visitors and holiday makers to its leisure facilities, sea front and beach.

High Street forms pedestrian thoroughfare leading from the Hildreds Shopping Centre towards Lumley Square running parallel with Lumley Road and being a trading street with a variety of retail, fast food, café and coffee bars and amusement caterers. Within easy walking distance of the promenade and public transport facilities, No. 13 (previously trading as Miss Adelaide) lies on the north side of the road towards the western end – see attached plan

## **GROUND FLOOR**

Front entrance to **CAFE** and **SEATING AREA** 22'1" x 14' (6.74m x 4.26m) maximum including W.C. With pvc window and entrance door.

Frontage 4.25m, Area 20.2m<sup>2</sup> (217 ft<sup>2</sup>),

Arranged with seating for 16 covers, plus window seating, downlights, wall panelling and radiator, gas and electric meters, 6 tables, 16 chairs & 3 stools for inside and 2 tables & 7 chairs for outside.

## **SERVERY**

4.96m<sup>2</sup> (53 ft<sup>2</sup>) With Instanta boiler, Fracino espresso machine, coffee grinder, hot cabinet, cash register, crockery.

## **CUSTOMER W.C**

Modern with toilet and hand basin, opaque pvc window.

## **KITCHEN**

7.26m<sup>2</sup> (78 ft<sup>2</sup>) 8'3" x 9'6" (2.53m x 2.90m)

Well equipped with Polar fridge and freezer, Lincat griddle, extractor canopy, microwave, accessories, stainless steel worksurfaces/tables, hand basin, stainless steel sink unit. Door to rear (and shared passage to High Street) entrance and staircase to:-

## **FIRST FLOOR**

### **LANDING**

with radiator, new fire doors

### **FRONT ROOM / BEDROOM**

12' x 10' (3.63m x 3.01m) with pvc window, radiator

### **KITCHEN**

12'2" x 9'10" (3.71m x 3.31m) plus recess. With modern base and wall cupboards, worksurfaces with tiled splashbacks, inset sink unit, space for cooker with extractor hood above, appliance spaces, pvc window to the rear elevation.

### **UTILITY**

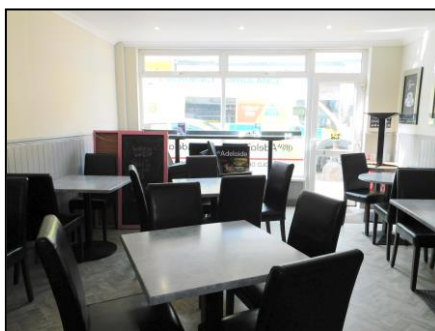
Recess off Kitchen with Ideal Esprit Eco boiler for central heating, single glazed window.

### **INNER STORE ROOM**

7'1" x 6'7" (2.16m x 2.00m)

### **BATHROOM**

6'7" x 3'3" (2m x 1m) Fitted with bath, W,C and washbasin, pvc window, radiator.



## TENURE

Freehold with vacant possession available.

## ASSESSMENTS

Shop & Premises – Rateable Value - £5,300

Council Tax Band 'A'

Local Authority – East Lindsey District Council

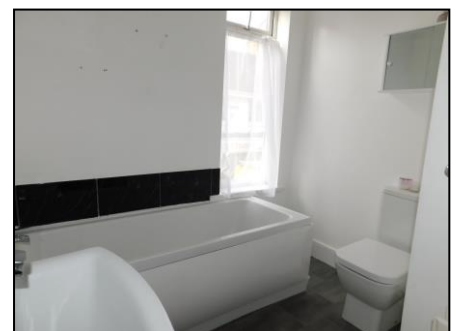
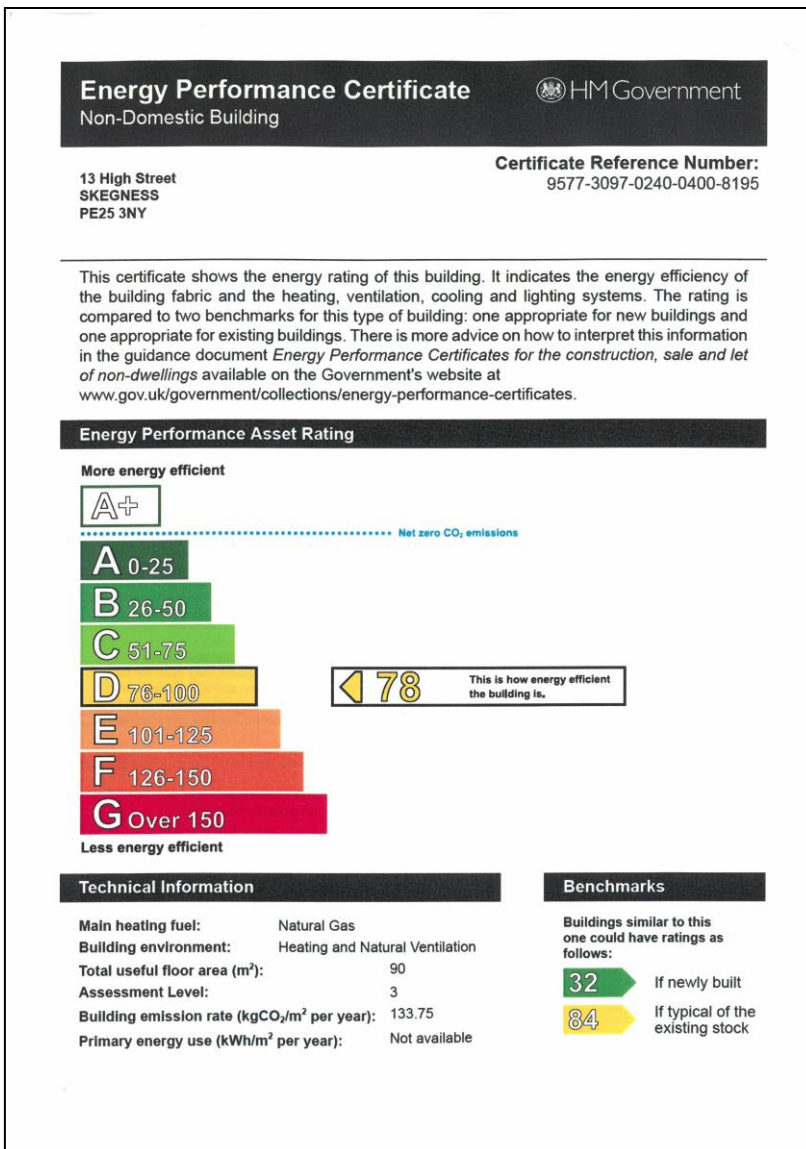
## SERVICES

All mains services are understood to be available. 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 accompanied by their personnel.

## ENERGY PERFORMANCE CERTIFICATE





MEASUREMENTS are approximate with the metric conversation shown in brackets, taken wall to wall unless otherwise indicated. INTERNET All our properties are advertised on our website at [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 our telephone our offices. DISCLAIMER Notice is hereby given that these particulars are set out for the guidance of proposed purchasers, and although due care is taken in their preparation and they are believed to be correct, proposed purchasers must not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. These particulars are issued on the understanding that all negotiations are carried out through the agents Turner Evans Stevens but they do not constitute an offer or contract. Any price quoted in these particulars is subject to contract. No person employed by Turner Evans Stevens Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

