



Ocean Fish Restaurant & Takeaway with Living Accommodation

102 High Street, Mablethorpe, LN12 1AT

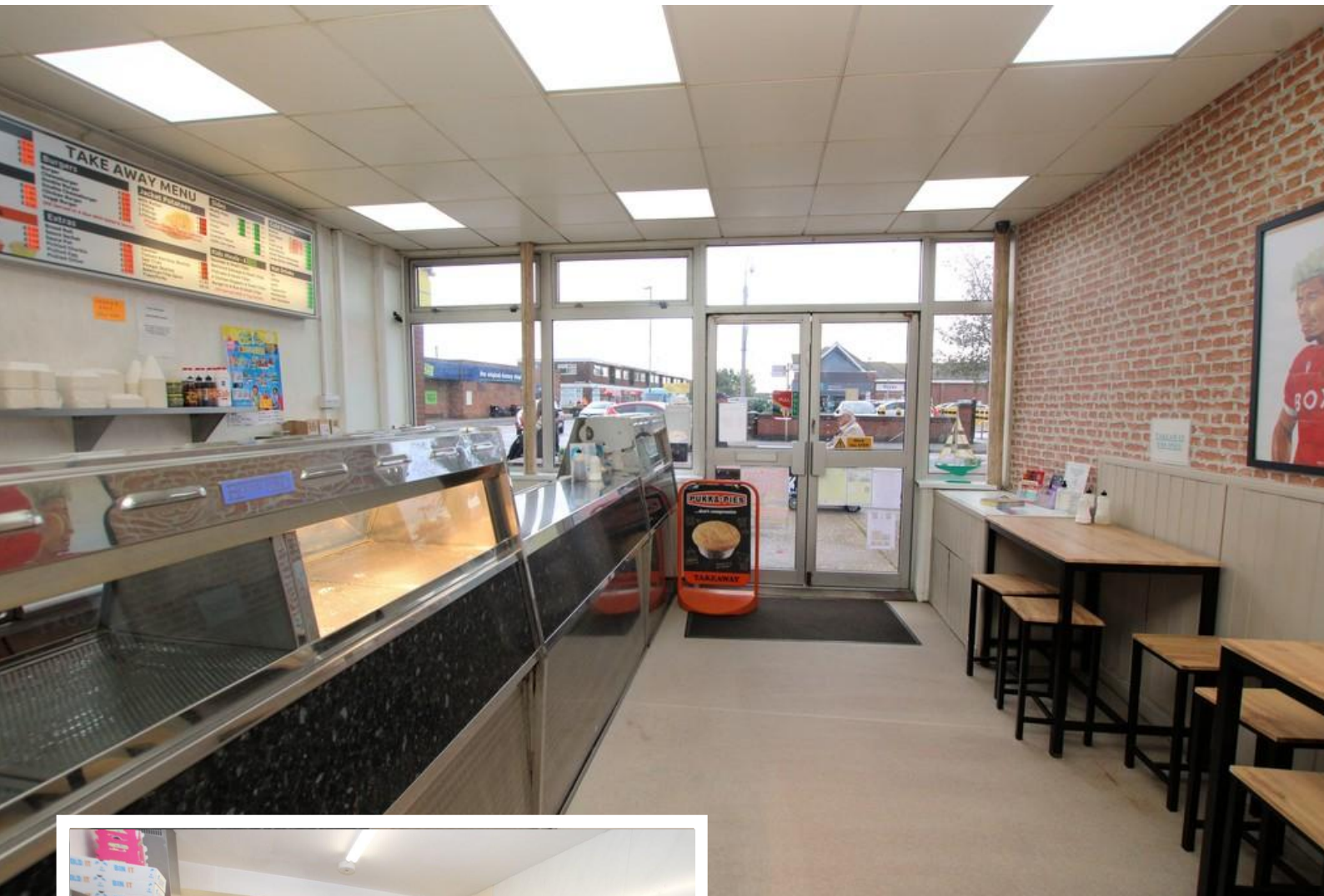
Price £325,000

Freehold Property, Goodwill and All Business Fixtures & Fittings (Plus Stock at Valuation)

We are pleased to offer this thriving business and freehold property for sale, prominently located within the popular tourist resort of Mablethorpe, which enjoys an excellent reputation with locals and tourists. Whilst the business has been within the same family ownership for many years, the accommodation is well-presented and the business accommodation has been recently refurbished throughout. The ground floor accommodation is self-contained comprising a fish and chip restaurant/takeaway facility with ancillary kitchens, preparation rooms and store rooms, offering seating for approximately 45 diners. The self-contained living accommodation at first and second floor is well-presented comprising two reception rooms, a fitted kitchen, four bedrooms and a bathroom/WC combined. There is also parking space to the rear for two vehicles.



Ocean Fish & Chip Restaurant, 102 High Street, Mablethorpe, LN12 1AT



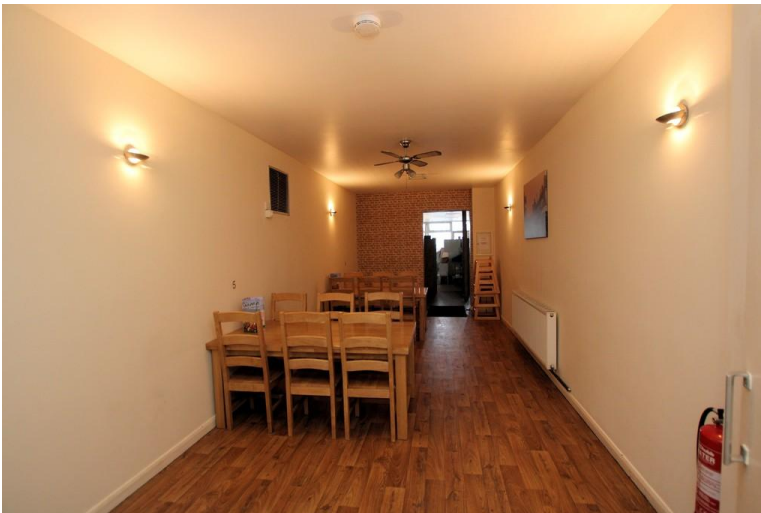
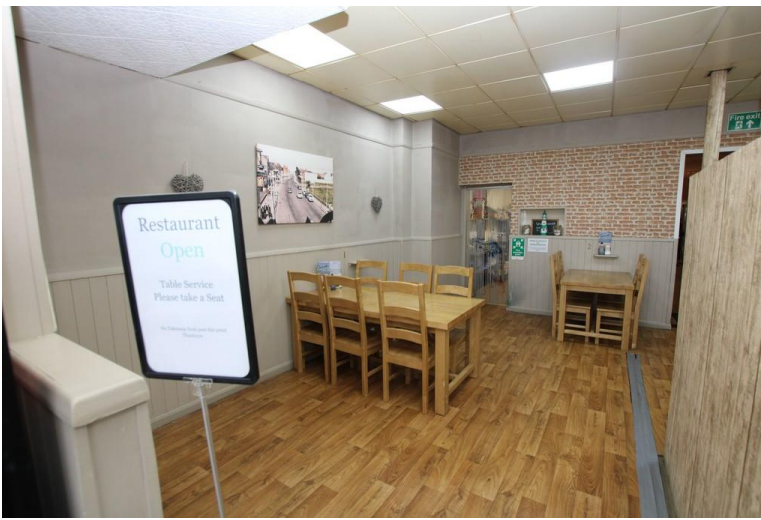
LOCATION

The property is prominently located on Mablethorpe's High Street, being on the left hand side as you enter the town centre, located adjacent to Heron Foods Supermarket, the Coop and Lidi, where there is ample car parking space available. Additionally, the property is located adjacent to Mablethorpe's popular market and within a few minutes of the sandy beaches that Mablethorpe has to offer, making it an excellent business location.

DESCRIPTION

We are pleased to offer this thriving business and freehold property for sale, prominently located within the popular tourist resort of Mablethorpe, which enjoys an excellent reputation with locals and tourists. Whilst the business has been within the same family ownership for many years, the accommodation is well-presented and the business accommodation has been recently refurbished throughout. The ground floor accommodation is self-contained comprising a fish and chip restaurant/takeaway facility with ancillary kitchens, preparation rooms and store rooms, offering seating for approximately 45 diners. The self-contained living accommodation at first and second floor is well-presented comprising two reception rooms, a fitted kitchen, four bedrooms and a bathroom/WC combined.





There is also parking space to the rear for two vehicles. It is possible that the living accommodation could be separated from the business accommodation given that each element is separately serviced/self-contained. Being located on Mablethorpe's High Street, the property occupies a prominent position, adjacent to many national retailers such as Coop, Lidi and Heron, yet is just a few minutes walk from the expansive sandy beaches that Mablethorpe has to offer. This rare opportunity would ideally suit those looking for a change in lifestyle.

ACCOMMODATION

The ground floor business premises comprise an open-plan retail area, fully equipped with a range of excellent frying ranges and food warmers together with seating for approximately 45 diners. In addition, there is a dedicated kitchen, once again, fully equipped to a catering standard and there is also a further store/preparation area and additional storage areas offering refrigeration and racking for stock.

Accessed from the dining area are male and female customer WCs which are disabled access compliant. The floor area at ground level extends to 138 sq.m (1,485 sq.ft).

The living accommodation has separate access to the front and rear (where there are two car parking spaces) and comprises a living room (4m x 4.4 m), dining room (3.3 m x 4.3m), fitted kitchen (2.7 m x 4.6 m) and fourth bedroom (2m x 2.8m). At second floor level, there are three further bedrooms (2.7 m x 3.2m, 3.2 m x 4.4 m and 3.2 m x 4.2m) together with a bathroom/WC combined. The living accommodation has the benefit of gas central heating and uPVC double glazing throughout.

SERVICES

Both the shop and the living accommodation have a shared water supply but are separately serviced with gas and electricity. The ground floor premises and the upper floor living accommodation each have independent gas fired central heating systems.

EPC RATING

Commercial - C(54)

Domestic - D(56)

TENURE - Freehold.

COUNCIL TAX & BUSINESS RATES

Council Tax Band - A

Business Rateable Value - £7,200

Small Business Multiplier (2023/2024) 49.9p in the £.
The property may qualify for small business rates relief.

The property qualifies for Small Business Rates Relief, depending on individual circumstances.

VAT

The Vendor has confirmed that VAT is not chargeable in addition to the purchase price.



VIEWINGS

Via prior appointment through Mundys Commercial.

NOTE

Further information regarding turnover and trading records associated with the business are available to interested parties once a viewing has taken place.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call in to one of our offices, or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

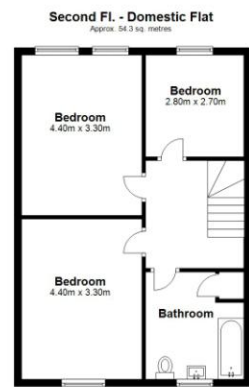
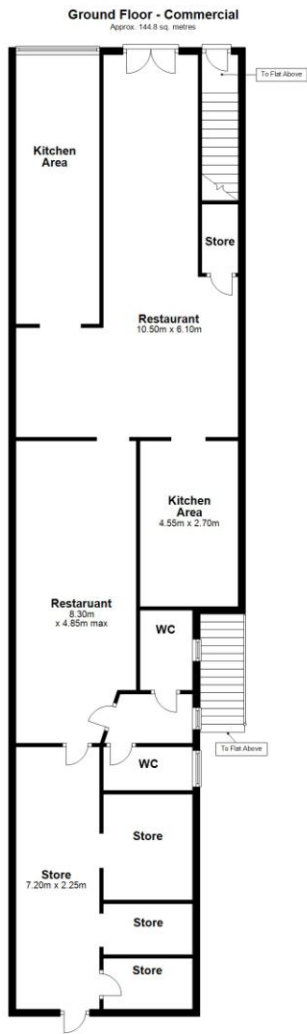
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 257.7 sq. metres

Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleson (info@epcforproperty.net)
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

