



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Applebys Ice cream
Main Road
Conisholme
Louth
LN11 7LS

£1,100,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Description

Crofts Estate agents of Louth are excited to offer to the market the locally renowned Applebys ice cream parlour , a thriving and award winning business which has been established for a number of years. Comprising of three businesses within its much larger than expected grounds of approximately 4 acres (subject to survey) ,on site viewings are highly recommended in order for interested parties to fully comprehend everything on offer and realise the full potential for additional income streams / additional businesses which could easily compliment the existing offering. In addition to the main Ice cream parlour and business, there is also a separate building providing fantastic retail space which is currently used as an art studio and gift shop. Both buildings benefit from self contained two bedroom apartments on their respective first floors, offering further potential for income generation from the Air BnB/ holiday let market . There is a sizeable garden to the rear of the businesses with large solar panels and stunning open views. The main business has an outdoor patio area with childrens play area. The large car park opposite the businesses has access into a large paddock with mature trees, which provides further potential for a camping business , subject to planning consents. There are a number of large storage containers on site as well as

a store room and workshop. The ice cream is all manufactured and prepared on site in a third separate building adjacent to the two main buildings, which houses all of the specialist equipment and access into two large freezers and fridge. All in all, a fantastic and unique business proposition with further growth potential in a lovely position found on the coastal road between Grimsby and Louth.

Ice Cream Parlour

The retail side of the business, offering substantial dining space for patrons of the parlour. This includes a children indoor play area, and customer toilets, shop space and commercial kitchen ideal for any catering business.

Dining area

19' 0" x 26' 6" (5.79m x 8.070m)

Three windows to front. Open entrance to rear leads into indoor play area. Open entrance to side opens into further dining area

Indoor play area

14' 0" x 21' 0" (4.255m x 6.389m)

Two sets of sliding patio doors to rear. Two windows to front

Dining Room

15' 7" x 15' 0" (4.75m x 4.58m)

Seating and breakfast bars. Door to side opens into staff area. Open entrance to rear leads into garden room

Garden room

12' 0" x 13' 3" (3.645m x 4.036m)

uPVC french doors to side open out into garden patio. Sliding doors to rear also open to outside. Door to side leads to wash room. Open entrance to side opens into Ice cream parlour entrance

Main Entrance

35' 0" x 32' 7" (10.667m x 9.93m)

Entrance to premises into ice cream parlour with display counters and customer payment area for staff. Doors leading to customer w/c's . Further seating area fire exits to side and rear. Door behind counter leads into kitchen

Kitchen

16' 2" x 12' 11" (4.918m x 3.929m)

uPVC window to side. Fully equipped commercial kitchen ideal for catering business. Door to side opens into staff entrance and store room from outside.

Staff wash room

12' 2" x 6' 1" (3.720m x 1.844m)

Industrial double sink and draining board. Door to side leads to kitchen prep area and store room access.

Staff entrance

Door to side leading from outside leads into staff entrance and store room. Stairs leading to the first floor apartment

First Floor Landing

Leading to apartment living accommodation

Lounge

17' 5" x 15' 9" (5.298m x 4.792m)

L shaped lounge kitchen with two windows to front and further window to side.

Bedroom 1

13' 6" x 11' 9" (4.115m x 3.57m)

uPVC window to front, radiator, built in cupboard

Bedroom 2

13' 6" x 14' 2" (4.11m x 4.323m)

uPVC window to side, radiator

Bathroom

8' 3" x 6' 6" (2.525m x 1.975m)

window to rear. low flush w/c. bath and wash basin

Art Studio

Gift shop entrance

15' 11" x 12' 6" (4.846m x 3.80m)

Double doors to front, window to side. open entrance into gift shop

Gift shop

11' 10" x 12' 6" (3.606m x 3.8m)

Window to side and rear. Counter. Open entrance into art gallery

Art Gallery

11' 10" x 15' 0" (3.606m x 4.56m)

Two windows to rear. Open entrance into Art studio

Art Studio

23' 2" x 16' 1" (7.06m x 4.89m)

Two windows to rear. Doors to side leading into stock room and staff room. Additional door leads into inner hallway

Inner hallway

15' 1" x 9' 2" (4.598m x 2.79m)

Stairs to first floor landing/ residential accommodation. Open access into main self contained entrance hall

Main entrance hall

15' 1" x 5' 4" (4.598m x 1.617m)

uPVC entrance door leads into self contained hallway designed to access residential apartment above the premises.

First Floor Apartment

uPVC window to side

Shower Room

6' 1" x 5' 9" (1.853m x 1.757m)

Two opaque uPVC windows to rear. Large walk in shower, close coupled w/c , vanity wash basin. Tiled walls and tiled flooring



Office

7' 6" x 12' 11" (2.279m x 3.935m)

uPVC window to rear. Further door leads to lounge dining room

Lounge/Diner

23' 2" x 15' 11" (7.065m x 4.84m)

Patio doors to rear open out onto roof terrace. Door to front leads to boarded attic space. Open entrance to side leads to fitted kitchen. Doors to side lead to both bedrooms

Bedroom 1

13' 6" x 11' 4" (4.107m x 3.452m)

uPVC french doors to front open out onto roof terrace . uPVC window to side

Bedroom 2

11' 10" x 11' 4" (3.611m x 3.450m)

uPVC window to side.

Kitchen

15' 6" x 11' 0" (4.713m x 3.362m)

uPVC window to side. Range of superb modern fitted units incorporating 1.5 sink bowl unit with draining board and mixer tap. Double oven, induction hob and extractor. Modern flooring

Ice cream factory

A third building situated at the foreground of the site. The ice cream is manufactured stored and prepared in this area and is produced for the wholesale and retail businesses. This area consists of the Ice cream preparation area and machinery, wash room and store room. It also provides access into two large deep freezers and a large catering reffridgerator

Outside

There are several outside aspects. Opposite the premises and included in the sale is the large customer car park and adjacent gated paddock, which offers potential for a camping type of business(STP). The gardens to the rear of the Ice cream parlour are deceptively large, backing onto open field views and housing large solar panels in the grounds. There are two shipping containers adjacent to the ice cream factory, as well as a large store room and workshop found next to the art studio.



Tenure

Believed to be Freehold , awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band :TBC To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



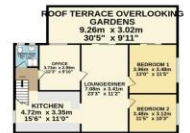
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
683.8 sq.m. (7360 sq.ft.) approx.

1ST FLOOR
180.2 sq.m. (1940 sq.ft.) approx.



TOTAL FLOOR AREA : 864.0 sq.m. (9300 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.