



**Fully Fitted Café Unit, Station Leisure & Learning Centre,
Station Road, Mablethorpe LN12 1HA**

#10830/2024C

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Agreement

To Let



Detail

All Inclusive Café Unit within new Mablethorpe Leisure Centre



Rent

£35,000 pax
All inclusive of rent, business rates and all utilities.



Size

Circa 273 sq m (2940 sq ft)



Location

Mablethorpe LN12 1HA



Property ID

#10830/2024C

For Viewing & All Other Enquiries Please Contact:



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Property

This brand new café unit will be based within the reception lobby of the new Station Leisure and Learning Centre in the popular Lincolnshire East Coast Resort of Mablethorpe. Opening in July 2024, the multi-million pound development will incorporate a swimming pool, studios, fitness suite, tag adventure play area and various meeting rooms, as well as the new fully fitted café.

Prior to commencement of the lease, the café unit will be fully fitted out with a brand new 'state of the art' commercial kitchen, at an estimated cost of £60,000, with seating for visitors to the Centre in the lobby area to the front.

The rental is inclusive of Business Rates, utilities, service charge and the cost of the fully fitted kitchen, which will remain the property of the Landlords during the lease.

Further details of equipment and other fixtures and fittings can be provided on request.

Accommodation

Having scaled dimensions from plans provided, we calculate that the café provides the following approximate net internal floor area.

Area	m ²	ft ²
Cafe Area	207.21	2,230
Kitchen/Servery	65.99	710
Total NIA	273.2	2,940

Energy Performance Certificate

Rating: To be assessed on completion.

Services

We understand that mains water, gas, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Tenure

The property is available To Let by way of a new all inclusive lease, for a term of years to be agreed.

Rent

£35,000 per annum, exclusive of VAT, payable quarterly in advance.

The rental is inclusive of Business Rates, utilities and service charge.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

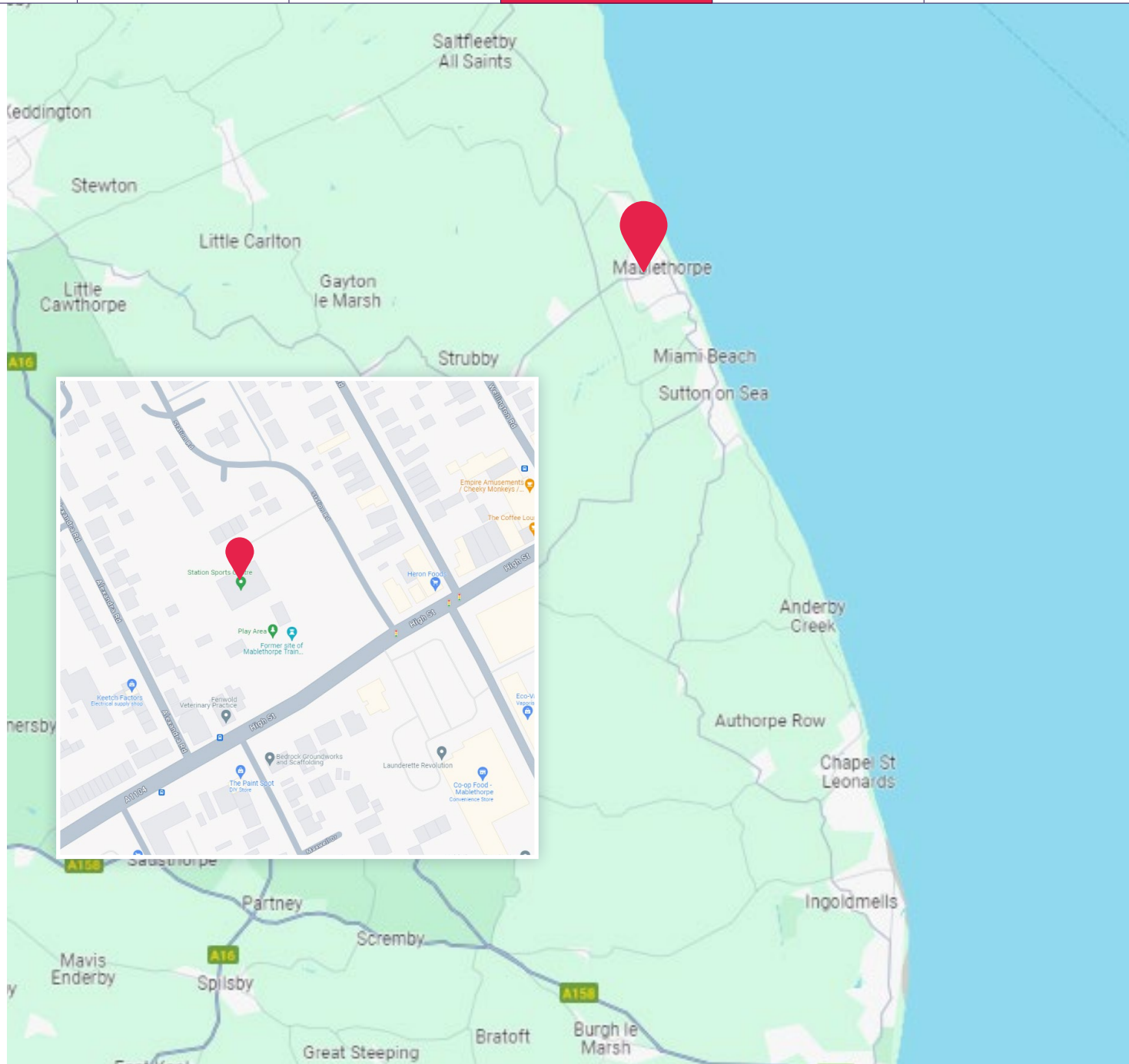
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

Mablethorpe is a popular coastal resort in East Lincolnshire, located between the larger resorts of Skegness (13 miles to the south) and Cleethorpes (20 miles to the north). The town benefits from a Blue Flag award winning beach alongside a seal sanctuary, aqua park and high quality leisure provision.

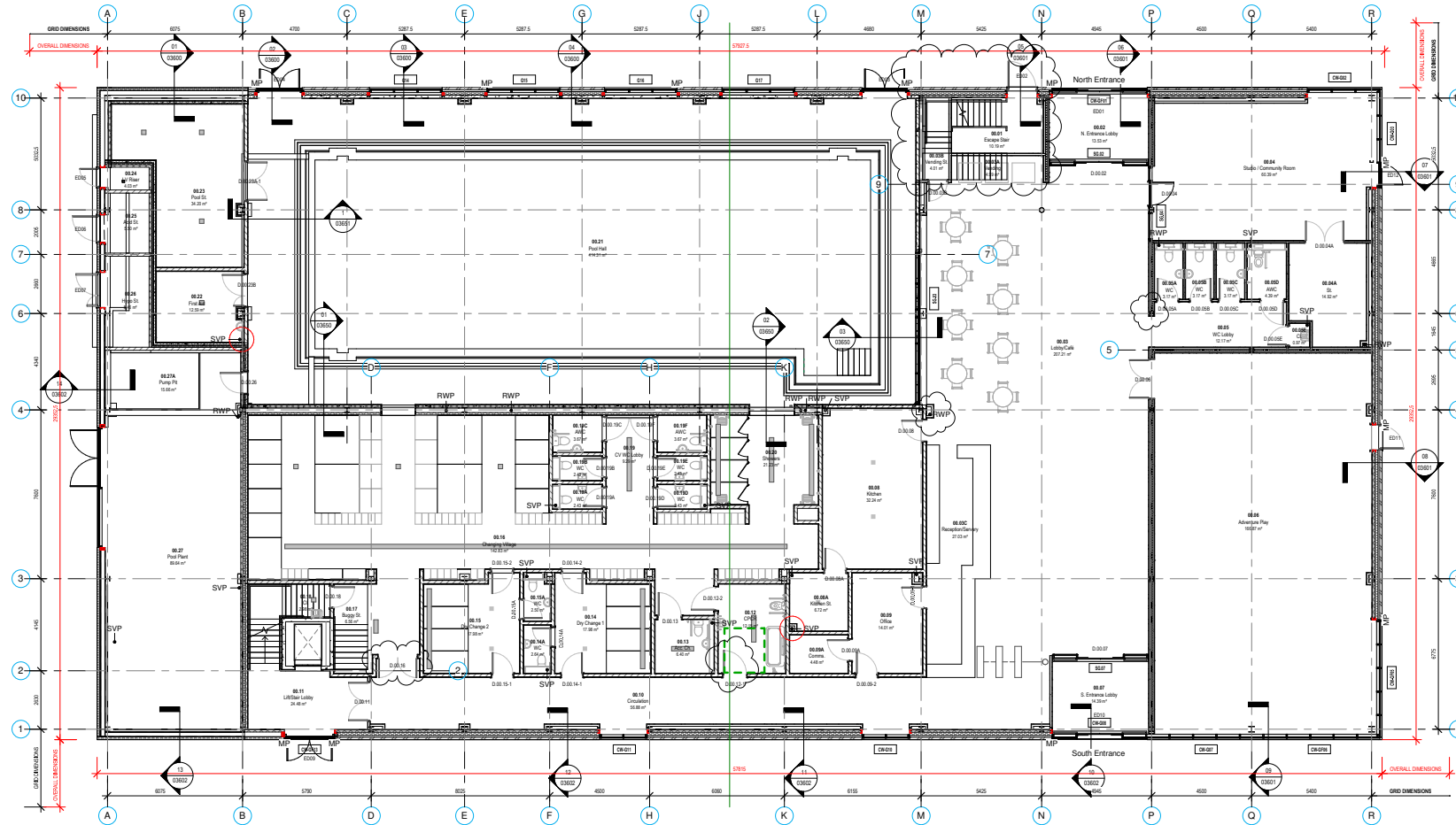
The new Station Leisure and Learning Centre is based on Station Road, which is just off the High Street, where there are a good number of local and national retail and leisure businesses. The location benefits from multiple nearby car parks and is a 5 minute walk to the beach.

Mablethorpe's attractions have encouraged a vibrant local staycation market, with over ten established caravan parks located in the town alongside a number of guest houses, chalet providers and camp-sites. Notably, Mablethorpe is home to Haven's Golden Sands resort; one of the company's largest UK holiday park locations which was fully refurbished in 2020 to benefit from the boom in UK-based holiday making.









Notes
 The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.
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Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	1:200	1:500	1:1000
0m	0m	0m	0m
10m	20m	50m	100m

Rainwater pipe size and locations subject to MEP coordination and confirmation - indicative shown only, do not build from this.
 Movement joints to be confirmed by SE
 Circled SVP's positions to be agreed with M&E
 M&E plant and penetrations to be finalised

Internal drying to specialist's details with requirements as set out below:

- Structural openings to include sufficient tolerance at screed/void heads to allow for variation in floor thicknesses, skirtings, underlays etc.

Internal rainwater pipes required to specialist's details with requirements as set out below:

- Specialist to advise on number of outlets required.
- Specialist to advise on size of outlets to be required.
- Specialist to advise on over-flow/leak locations.
- Check equipment to provide below ground drainage design & installing.
- Architect to coordinate internal routing and provide brackets (where applicable).

Window/Curtain Wall Package:

- Window/Curtain Wall package to be coordinated with Architect prior to manufacture & order of materials.
- Package to be confirmed, considering suitability of Curtain Wall or Stone Front or Frame System for each scenario.

Structural steelwork to be the protected, responsibilities as set out below:

- Fire engineer to set out the fire protection principles required generally which requires protection to be what extent (structural boundary conditions).
- Structural engineer to determine which elements of the structure apply to the FE principles.

In the event that no specialist advice is given regarding the extents of provision, Pozzoni recommend protection to A2, steelwork.

Internal Values:

External	0.28
Ground Floor	0.21
Roof (incl. IR)	0.19
Windows	1.3
Personnel Doors	2.2
Air Tightness	50%/m³ @50Pa
Class Value	0.41

Note: Refer to MEP Part L compliance document & outline specification/branding table

Confirm structural steel locations & mass currently being co-ordinated with locations based on current Architectural model. Further coordination to be required on receipt of updated Structural & MEP models in addition to information from specialist consultants (Pool Plant, Commercial Kitchen, Canteen etc.).

T06	Drawings updated to reflect fire engineer comments and slight amendments to RWP location	RW	12/05/23
T05	Drawings updated to reflect wall loading change restriction	RW	04/05/23
T04	Client changes DCI for 08.03, 08.05, 08.07 and changes to pump pit, chem stores, iv riser in lift with structural model	RW	22/03/23
T03	Door Tagg added	AD	26/01/23

Client: Mablethorpe Leisure & Learning Hub

Project: Ground Floor GA Plan

Reference: 5283_02000

Revision: T06

Date: 09/11/22

As indicated

Scale: @ A1

Planning	JAW	MB
Tender		
Construction		
Contract		
As Built		

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