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The Skegness Hotel, 54 South Parade, Skegness PE25 3HW



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Guide Price £300,000

When it comes to
property it must be


lovelle



Guide price £300,000

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- Key Features**
- Beautifully Presented Guesthouse
 - Profitable Going Concern
 - Large Dining Room/Lounge/Bar
 - Modern Kitchen

- One Bedroom Owners Accommodation
- Sea Front Location & Sea Views
- EPC rating D
- Tenure: Freehold





Beautifully presented, profitable guesthouse in prime seafront location with SEA VIEWS! This fantastic commercial property is in turnkey condition and this going concern offers a great return (books available upon request). The current owners only open during high season and yet make great profits so offers a great opportunity for someone looking for a business that offers good profits without having to work all year or the option to open during medium/lower seasons and increase the business and make more profit! The accommodation comprises; guest lounge, guest wc, guest dining room/bar and lounge, seven guest bedrooms/suites (doubles and family rooms) all with en-suite bath/shower rooms, modern kitchen, owners accommodation (one double bedroom, en-suite shower room and lounge-diner). Well maintained and presented throughout with modern gas central heating system. There is a low maintenance paved garden to the front and enclosed low maintenance garden to the rear plus large area for car parking accessed off Drummond Road.

Hall

Entered via upvc front door, stairs to the first floor, radiator, stairs to basement, doors to;

Guest WC

With low level wc, upvc window, wash hand basin.

Guest Lounge

4.96m x 4.72m (16'4" x 15'6")

Single glazed large bay window to front aspect, radiator, and original coving.

Guest Room One- Double

Including Ensuite

Upvc window to the rear aspect, radiator, original coving, door to;

Ensuite

Shower cubicle, back to wall wc, wash hand basin, extractor fan.

Guest Room Two- Double

Entered via door from hallway, doors to;

Shower Room

1.82m x 1.48m (6'0" x 4'11")

Single glazed window to the side aspect, low level wc, wash hand basin, shower cubicle.

Bedroom

3.33m x 2.71m (10'11" x 8'11")

Upvc window to the rear aspect, radiator.

Store Room

1.80m x 1.49m (5'11" x 4'11")

Housing the hot water tank, shelving for storage.

First Floor

Linen cupboard, stairs to the second floor, doors to;

Guest Room Three- Family Suite

4.89m x 2.44m (16'0" x 8'0")

Window to the side aspect, radiator, doors to ensuite and;

Second Bedroom

3.34m x 2.74m (11'0" x 9'0")

Upvc window to the rear aspect, radiator.

Ensuite

Upvc window to the side aspect, low level wc, wash hand basin, shower cubicle.

Guest Room Four- Double

3.89m x 4.25m (12'10" x 13'11")

Upvc window to the rear aspect, radiator, coving, doors to;

Ensuite

Shower cubicle, low level wc, wash hand basin, extractor fan.

Guest Room Five- Double

Upvc windows to the front aspect, upvc door to the balcony, original coving and picture rail, door to;

Ensuite

3.10m x 2.48m (10'2" x 8'1")

Upvc window to the front aspect, radiator, paneled bath with mixer tap/shower attachment, pedestal wash hand basin, low level wc.

Second Floor Landing

Doors to;

Guest Room Six- Double/Twin

4.25m x 3.59m (13'11" x 11'10")

Upvc window to the rear aspect, radiator, door to;

Ensuite

Upvc window to the rear aspect, low level wc, wash hand basin, shower cubicle.

Guest Room Seven- Family Suite

4.07m x 3.60m (13'5" x 11'10")

Upvc window and door to the balcony, radiator, door to;

Second Bedroom

2.93m x 2.46m (9'7" x 8'1")

Upvc window to the front aspect, radiator, door to;





Ensuite

2.46m x 1.14m (8'1" x 3'8")

Shower cubicle, low level wc, wash hand basin.

Basement

With reception area, doors to the bar and dining room.

Bar Area

2.73m x 1.24m (9'0" x 4'1")

With worksurfaces, inset sink, shelving for glassware, space for under unit fridge, serving counter to dining room/lounge area.

Dining Room/Lounge

9.36m x 4.71m (30'8" x 15'6")

Upvc door to the front aspect, two windows, two radiators, laminate flooring, doors to;

Kitchen

2.30m x 8.38m (7'6" x 27'6")

Windows to the side aspect, upvc window and door to rear aspect, fitted base and wall cupboards with work surfaces over, Range style cooker with extractor, three stainless steel sinks, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, door to;

Owners Accomodation

Lounge/Diner

5.83m x 2.71m (19'1" x 8'11")

Radiator, window to the kitchen, door to reception area, feature fireplace, door to;

Bedroom

3.32m x 2.72m (10'11" x 8'11")

Window to the kitchen, radiator, door to;

Ensuite

Upvc window to the side aspect, radiator, pedestal wash hand basin, low level wc, shower cubicle, storage cupboard.

Outside

To the front of the property is a paved seating area. To the rear is an enclosed low maintenance garden with access to the attached brick boiler room and gated access to the car park (vehicular access from Drummond Road).

Directions

From our office on Roman Bank proceed onto the one way system and take the second exit onto Lumley Road. At the clock tower turn right onto South Parade and the property can be found on the right hand side.

Services

The property has mains, water, sewerage and electricity and gas central heating. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

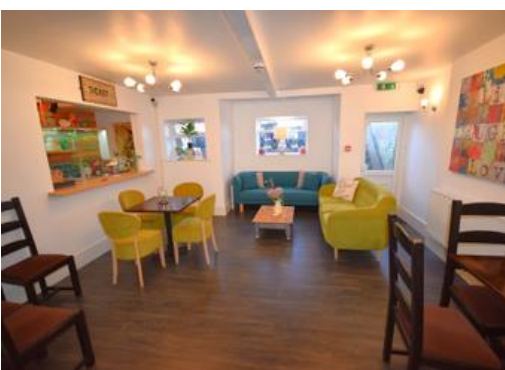
Fantastic seafront location over looking the boating lakes and out to the sea! Within a few hundred metres of the town centre and all the main seafront attractions. Ideal location for a traditional seaside guesthouse.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.



How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovell.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

Mortgage Advice

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovell Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



BASEMENT



GROUND FLOOR



1ST FLOOR



2ND FLOOR



When it comes to **property**
it must be


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