



Popular, Thriving Guest House For Sale



The Ramblers Guest House
Sutton Road, Trusthorpe, Mablethorpe, LN12 2PY

Price £525,000

We are delighted to bring to the market this very well-presented, much improved 4 Star Guest House, due to the current owners retiring after running the business for 17 years. The property offers six well-appointed en-suite letting bedrooms, together with separate two bedroomed owners' living accommodation and in addition, there are two reception rooms currently used as dining areas for residents, together with a large fully equipped kitchen. Previously, the Guest House has also operated a licenced bar and offered evening meals resulting in the opportunity of further increasing turnover if required. The property occupies a good-sized plot, with gardens to the front and rear and ample visitor/owner car parking facilities. Being located close to the popular holiday resorts of Mablethorpe and Sutton on Sea and being only a few minutes' walk to expansive sandy beaches. The property has become a very popular all year-round Guest House.



The Ramblers, Sutton Road, Trusthorpe, Mablethorpe, LN12 2PY



LOCATION

Ramblers Guest House is prominently located on Sutton Road (A52) approximately midway between the resorts of Mablethorpe and Sutton on Sea. The property is set back from the road and overlooks open-fields to the front, with long-range views across to the Lincolnshire Wolds.

Mablethorpe and Sutton on Sea are both popular coastal holiday destinations, renowned for their wide sandy beaches and visitor attractions, yet quieter than the vibrant resort of Skegness located approximately 18 miles to the south.

DESCRIPTION

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ACCOMMODATION

(All business fixtures and fittings are included in the sale)

GROUND FLOOR

Conservatory/Entrance Porch

Entrance Hall

Residents' Lounge/Dining Room - 4.2m (max) x 9m
Divided to create a bar and seating area, together with a residents' dining area.

Residents' Living Room - 3.6m x 5.5m
Attractively presented and currently used as a secondary dining room to provide more space for residents as a result of the Covid-19 pandemic.

Kitchen - 3.7m x 5m
Fitted with an extensive range of wall and base units and fully equipped to a catering standard (5* Hygiene Rating).

Bedroom Five - 5.6m x 3m
A well-presented twin room with en-suite wet room.

Bedroom Six - 4.5m x 3m
A spacious rear facing double bedroom with modern en-suite wet room.

From the Kitchen, a lean-to/utility area provides access to the owners' living accommodation comprising:

Hallway
Living Room - 4.2m x 3.4m
Principal Bedroom - 3.2m x 3.5m
Interconnecting Office/Bedroom 2 - 5m x 2.1m combined
Bathroom/WC - 1.7m x 2m fitted with a modern range of sanitary ware.

FIRST FLOOR

Stairs/Landing with WC Compartment off.

Bedroom One (to Front) - 3.6m x 4.2m
A large family room with double bed and sofa bed and en-suite shower room/WC.

Bedroom Two (to Front) - 3.6m x 3.4m
An attractively presented twin room with open-views and en-suite shower room/WC.

Bedroom Three (to Rear) - 3.3m x 3m
An additional well-equipped double en-suite bedroom.

Bedroom Four (to Rear) - 3.2m x 3m
A further double bedroom with large en-suite bathroom/WC.





OUTSIDE

The property occupies a large level plot, with an extensive lawned garden to the front, providing a popular seating area for residents, together with a driveway providing six allocated resident car parking spaces, together with additional secure owners' parking to the side. The rear garden comprises attractive gravelled courtyard areas used by the owners with further seating areas and a conventional garden storage shed.

SERVICES

Mains drainage, gas, electricity and water are all connected. A gas fired central heating system is installed serving radiators throughout the Guest House. The owners' accommodation is heated via modern electric radiators. The Vendors have confirmed that PAT Testing is up to date and they have a valid five year electrical certificate.

The property also benefits from uPVC double glazing throughout.

EPC RATING – B

TENURE

The property is being sold on a Freehold basis to include the property, goodwill and all business fixtures and fittings.

BUSINESS RATES & COUNCIL TAX

Rateable Value - £4,200

Small Business Multiplier (2023/2024) 49.9p in the £.

The property may qualify for small business rates relief.

Prospective purchasers should make their own enquiries regarding Small Business Rates Relief.

Council Tax Band - A (Owners' accommodation).

VAT

The Vendors have informed us that VAT is not applicable.

VIEWINGS

By prior appointment through Mundys.

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

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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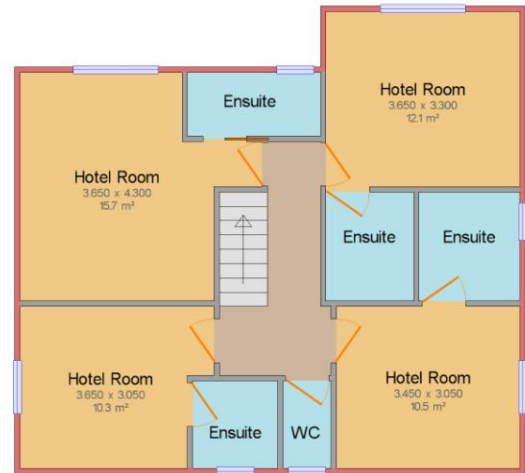


FLOORPLAN

Ground Floor
Gross internal area: 1828 m² (1967.6 ft²)



First Floor
Gross internal area: 743 m² (799.9 ft²)



Drawings are for illustrative purposes only
Produced using Quick Sketch 317.2w