



**North Parade Hotel, Skegness,
Lincs, PE25 2UB**

£650,000

A FREEHOLD HOTEL in a prominent SEA FRONT position with stunning Foreshore views and 22/23 EN-SUITE BEDROOMS, Lounge, Dining Room, Bar and Games Room.

PORTERS/OWNERS SELF CONTAINED SUITE
2 bedroom OWNERS / OR LETTING FLAT. CAR PARKING, LIFT to 4 floors. Majority new pvc double glazing. Gas Central Heating. Many recent improvements.

Excellent Accounts. THRIVING GOING CONCERN
EPC Rating C

RECENT IMPROVEMENTS

Include new glass balconies, new gas central heating boiler, mostly new pvc windows, new Porch doors, re-fitted Bathrooms, re-vamped Shower Rooms, mostly new fencing and fire escape, new flat roofing and loft foam insulation.

LOCATION

Skegness is the leading East Coast Holiday resort and the North Parade Hotel enjoys a prominent seafront position overlooking the attractive foreshore and with sea views from the upper floors.

ACCOMMODATION

Entrance is on the front elevation via a pvc door and side screens to **PORCH** and new pvc double glazed inner door and screens to:

RECEPTION HALL

With glazed double doors leading off to the Lounge and Dining Room, generous width staircase to first floor. Reception desk with telephone point. Radiator. Doors to the rear of Bar and Kitchen.

W.C

With hand basin, extractor and tiled surround.

STAFF W.C

With toilet, hand basin, tiled surround.

LIFT

To upper floors.

LOUNGE

23'5" x 14'6" maximum being shaped and including bay (7.13m x 4.41m) Pvc double glazed bay window overlooking the Foreshore, radiator, wall and ceiling lights.

INNER LOBBY

With stairlift up a short flight of Steps to :-

BAR & GAMES ROOM

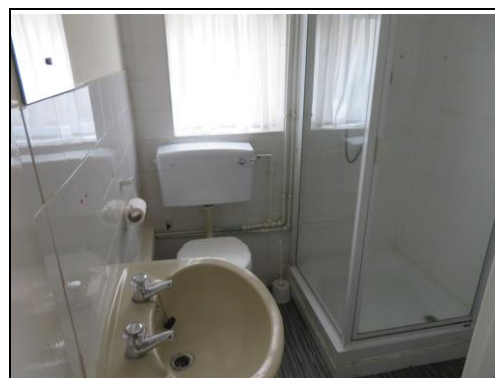
32' x 11'3" plus 9'8" x 16'5" overall (9.75m x 3.42m plus 2.94m x 5m) with upholstered bench seating, fitted BAR with optics, shelving, hand basin, fridge, mostly new seating for 56 overall to include the games room also with upholstered bench seating, wood effect dance floor, wall and ceiling lighting, pvc window, electric heaters under the seats and access to rear Lobby and Bedroom Suite No. 23.

DINING ROOM

31'10" x 14'6" (maximum dimensions into bay window) (9.70m x 4.42m) with covers for upto 40-46 people, radiator, pvc double glazed bay window overlooking the foreshore, wall and ceiling lights, new flooring, door to:

KITCHEN

21' x 19' (maximum overall in two main areas) (6.40m x 5.79m) with two large stainless steel sink units with drainers, further stainless steel sink unit, tiled protection to walls, hand basin, commercial dishwasher, water boiler, coffee machine, 6 burner gas cooker, electric hot cupboard, bain marie, further roll edge work surfaces base units, appliance space, suspended back lit ceiling, radiator, Bar Fly, upright fridge/freezers, telephone point, radiator, door to rear.



PANTRY

OFFICE

9' x 6'11" (2.75m x 2.09m)

Access and steps down to private accommodation with **LAUNDRY AREA/ LOBBY** with washing machine and Dryer, Ideal Concord gas central heating boiler (serving all hotel heating), pvc door to side passage. **STORE ROOM** with water heater for rooms 1-18, pvc window.

OWNERS ACCOMMODATION OR LETTING UNIT

(Could connect via new stairs to Suite 23)

LOWER GROUND FLOOR FLAT

With entrance from the rear or internally

LOBBY

BEDROOM

11'7" x 7'5" minimum plus recess (3.53m x 2.26m) with radiator, new pvc door to the rear elevation.

LOUNGE

16'5" x 7'8" minimum (5m x 2.33m) With radiator, new pvc patio door to rear, ramped access to enclosed outdoor sitting area

INNER HALLWAY

BREAKFAST KITCHEN

10'5" x 7'10" minimum (3.17m x 2.38m). With double leaf radiator, pvc window, modern base and wall cupboards, stainless steel sink unit, built under oven, hob and cooker hood above, space for washing machine, space for fridge freezer..

BEDROOM

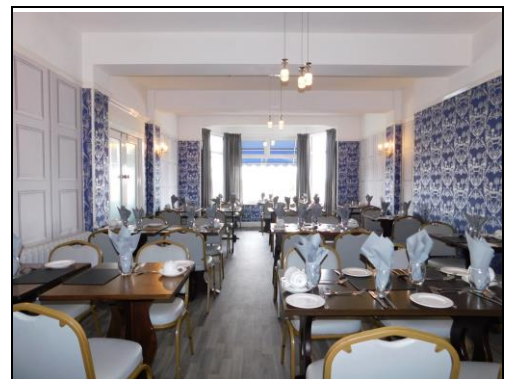
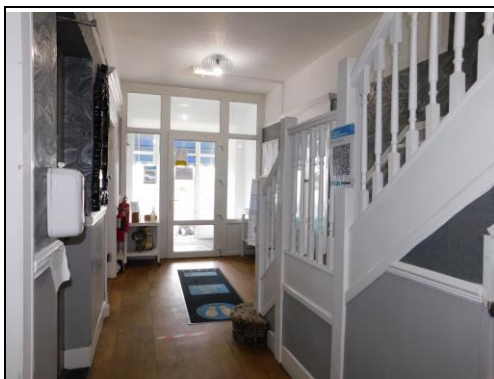
13'4" x 8' (4.06m x 2.43m). With radiator, pvc window.

SHOWER ROOM

8'5" x 4'10" (1.66m x 1.47m) with tiled shower enclosure with pivot door, screen and two tiled walls, hand basin and W.C, heated towel rail, pvc window.

OUTSIDE

At the front are patio seating areas overlooking the promenade. A passageway leads from the front to the rear with barrel storage area where there is a parking area for upto 11 cars, Shed, security lighting.



GUEST ACCOMMODATION

Current arrangement of beds as indicated (all measurements are approximately average)

3RD FLOOR LANDING

With panelling to dado height on stairs and landing, access to roof space, pvc skylight window and **LIFT**. Recessed area giving access to fire escape with new pvc door.

BEDROOM 1

14'4" x 8'11" (4.38m x 2.72m average) Double – with pvc double glazed window, radiator, T.V, bedside light
EN-SUITE SHOWER ROOM with pvc panelled enclosure with screen door, hand basin and shaver light, W.C and extractor.

BEDROOM 2

13'4" x 10'8" (4.06m x 3.26m) Double - with pvc double glazed window with sea view, radiator, T.V, bedside lights, sitting area

EN-SUITE SHOWER ROOM With pvc panelled enclosure, hand basin and shaver light, W.C and extractor.

BEDROOM 3

10'2" x 8'9" (3.1m x 2.66m) Single – with pvc double glazed window with sea view, radiator, T.V bedside light.

EN-SUITE W.C with hand basin and shaver light.

PRIVATE SHOWER ROOM with shower and extractor.

BEDROOM 4

13'4" x 11'9" (4.08m x 3.58m) Double – with pvc double glazed window with sea view and sitting area, radiator, T.V and bedside lights.

EN-SUITE BATHROOM Refitted with bath, hand basin and shaver light, W.C, extractor.

BEDROOM 5

11'4" x 9'10" (3.47m x 3m) Single – with pvc double glazed window to the rear elevation, radiator, T.V, bedside light, (door giving access to lift gear)

EN-SUITE SHOWER ROOM With panelled enclosure with screen door, hand basin and shaver light, W.C and extractor.

2ND FLOOR LANDING

with panelling to dado height on stairs and landing, radiator, access to fire escape, built in linen cupboard.

LIFT. STORE ROOM with 2 pvc windows.

BEDROOM 6

13'9" x 14'1" (4.18m x 4.4m) Double or Twin and Single – with pvc window, radiator, bedside lights.

EN-SUITE SHOWER ROOM With tiled enclosure and screen door, hand basin and light, W.C and extractor.

BEDROOM 7

17'9" x 13'4" (5.42m x 4.07m) Double or Twin & Single – with pvc bay window with sea view, radiator, T.V, sitting area.

EN-SUITE SHOWER ROOM with pvc panelled enclosure with screen door, hand basin and shaver light, W.C and extractor.



BEDROOM 8

13'6" x 10'3" (4.12m x 3.14m) Double or Twin – with pvc double glazed door and side screens and access to new glass **BALCONY**, radiator, T.V, beside lights.

EN-SUITE SHOWER ROOM with W.C, hand basin, shaver light, tiled enclosure and pivot screen door, extractor.

BEDROOM 9

17'10" x 10'1" (5.44m x 3.08m) Double or Twin – with pvc double glazed window with sea view, radiator, T.V, bedside lights.

NEW EN-SUITE BATHROOM with pedestal hand basin, W.C, shaver light and extractor, bath with hand shower and screen over.

BEDROOM 10

14'5" x 13' (4.4m x 3.95m) Double – with radiator, T.V, bedside lights, pvc window to the rear elevation.

NEW EN-SUITE BATHROOM with pedestal hand basin and light , W.C and extractor, new bath and hand shower attachment.

BEDROOM 11

9'10" x 8'9" (3m x 2.68m) Single_– with radiator, T.V, bedside lights.

EN-SUITE SHOWER ROOM with tiled cubicle with screen door, hand basin and shaver light, W.C and extractor.

1ST FLOOR LANDING

With panelling to dado height on stairs and landing, built in cupboard. **LIFT, STORE** with 2 single glazed windows, **STORE** with pvc window, new pvc fire door.

BEDROOM 12

13'8" x 14'5" (4.17m x 4.4m) Double or Twin or Triple_– with pvc window to the rear elevation, seating area, radiator, T.V, bedside lights.

EN-SUITE SHOWER ROOM with tiled enclosure and screen door, hand basin and shaver light, W.C and extractor,

BEDROOM 14

17'10" x 13' (5.45m x 3.96m) Double or Twin or Family – with pvc double glazed bay window with sea view, radiator, T.V, bedside light, seating area.

EN-SUITE SHOWER ROOM With pvc panelled enclosure with screen door, hand basin and shaver light, W.C and extractor.

BEDROOM 15

13'6" x 10'4" (4.13m x 3.1m) Double or Twin – with pvc double glazed door and side screens giving access to new glass **BALCONY** with sea view, T.V, bedside lights, radiator.

EN-SUITE SHOWER ROOM With tiled enclosure with screen door, hand basin, W.C, shaver light and extractor.

BEDROOM 16

10'1" x 17'10" (3.09m x 5.44m) Double or Twin_– with pvc double glazed bay window with sea view, T.V, bedside lights.

NEW EN-SUITE BATHROOM with bath with hand shower attachment and screen, pedestal hand basin and shaver light, W.C and extractor.



BEDROOM 17

13'10" x 13'7" (4.22m x 4.14m) Double or Twin_ – with radiator, T.V, bedside lights, pvc window.

NEW EN-SUITE BATHROOM with pedestal hand basin and shaver light, W.C, bath with shower over and screen, extractor.

BEDROOM 18

9'9" x 8'10" (2.99m x 2.69m) Single – with radiator, T.V, bedside light, pvc window.

EN-SUITE SHOWER ROOM with shower enclosure, hand basin, W.C, shaver light and extractor.

BEDROOM 19

12'6" x 9'1" (3.93m x 2.76m) Double – with radiator, T.V, bedside lights and pvc window

EN-SUITE SHOWER ROOM With tiled shower enclosure and screen door, hand basin, W.C, shaver light and extractor,

BEDROOM 20

12'4" x 10'7" (3.76m x 3.21m) Double or Twin_– with radiator, T.V, bedside lights, pvc window.

EN-SUITE SHOWER ROOM with tiled enclosure and screen door, hand basin, W.C, shaver light and extractor.

BEDROOM 21

13'2" x 10'7" (4.01m x 3.23m) Double or Twin – with radiator, T.V, bedside lights and pvc window.

EN-SUITE SHOWER ROOM with tiled enclosure and screen door, W.C, shaver light, hand basin and extractor. Door to built in airing cupboard housing the gas central heating boiler and insulated hot water cylinder (serving the central heating and hot water to the rear extension Rooms 19-23 and owners lower ground floor accommodation).

BEDROOM 22

11'9" x 9'1" (3.58m x 2.76m) Single – with radiator, T.V, bedside lights, hand basin and shaver light, pvc window.

EN-SUITE SHOWER ROOM with tiled enclosure and screen door, W.C and extractor,

GROUND FLOOR

Accessed via the Lounge and Bar giving access to the **REAR LOBBY** with Fire Escape.

BEDROOM SUITE 23

9'11" x 10'8" (3.02m x 3.26m) Double_– with radiator, washbasin, T.V point, pvc window to the side elevation.

KITCHENETTE

7'9" x 6'3" (2.36m x 1.9m)

Leading to:-

SHOWER ROOM

6'2" x 6' (1.89m x 1.83m)

With shower enclosure, W.C., hand basin, single glazed window, shaver light.



TENURE

Freehold. Vacant possession upon completion of the sale.

SERVICES

Mains gas, electricity, water and foul sewerage services are connected to the property. The property has the benefit of CCTV system with cameras to the Bar, Foyer, Office and rear Car Park. Please note that none of the services or service installations have been inspected or tested by the agents and the purchasers should rely on their own survey.

ASSESSMENTS

Rateable Value - £17,500

As taken from the Valuation Office Agency Website. Enquiries should be made with ELDC regarding rates payable any relief you may be entitled to. Council Tax band 'A' will be payable upon the owners accommodation.

VIEWING

All viewings by appointment with Newton Fallowell office in Skegness with 24 hours notice preferred.

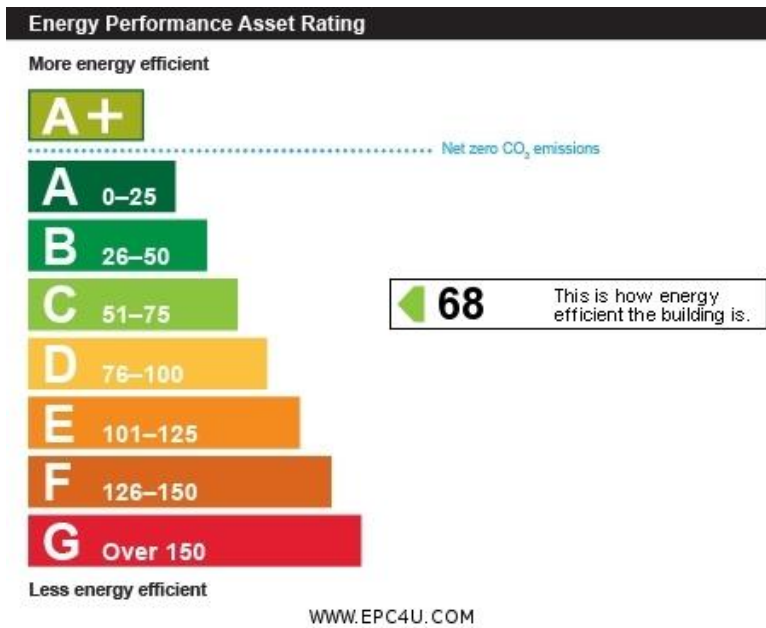
LICENCE

The hotel has the benefit of a Premises Licence.

ACCOUNTS

May be made available to bona fide enquirers who have viewed the property.

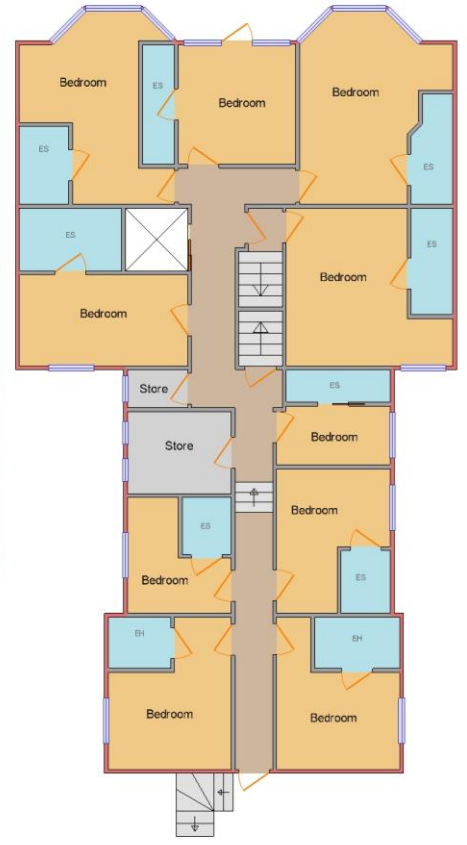
ENERGY PERFORMANCE CERTIFICATE



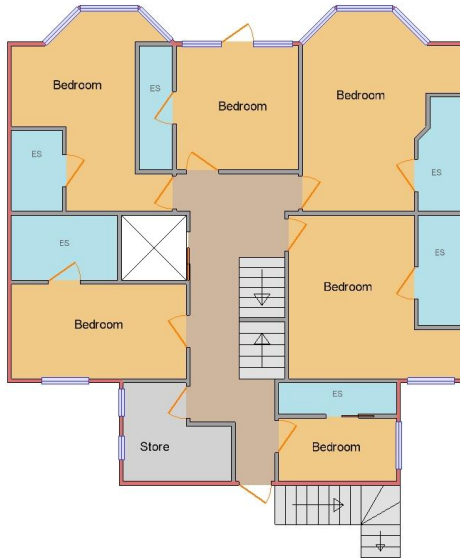
Ground Floor
Gross internal area: 225.2 m² (2424.4 ft²)

First Floor
Gross internal area: 177.7 m² (1923.1 ft²)

Lower Floor
Gross internal area: 723 m² (7779 ft²)



Second Floor
Gross internal area: 191.1 m² (2081.1 ft²)



Third Floor
Gross internal area: 83.6 m² (900.4 ft²)



Newton Fallowell Skegness

01754 766061

skegness@newtonfallowell.co.uk