



Jesters Bar

Ref: 5752373

7 Victoria Road Mablethorpe, Lincolnshire, LN12 2AF

Freehold: £400,000 Offers Over

A Town Centre Sports Bar

Friendly and Relaxed All Year-Round Venue

Well Maintained and Positioned

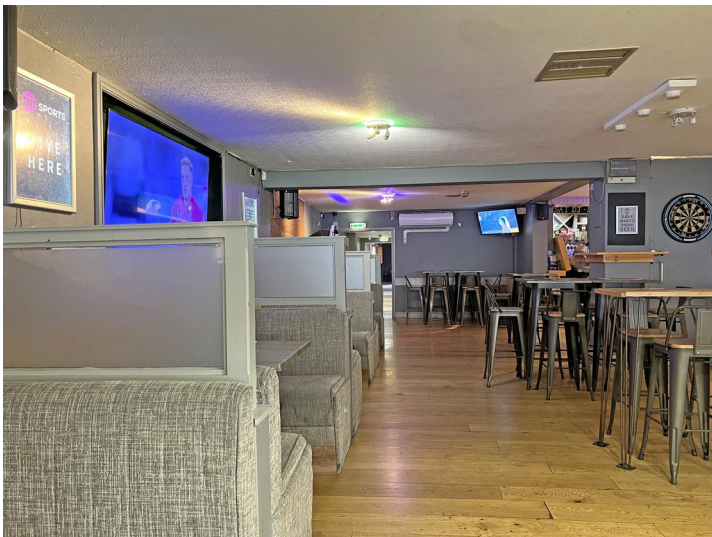
Generous Internal Seating Capacity

First Floor 2 Bed Accommodation

Outbuildings and Storage. Energy rating C



Jesters Bar is a family run sports bar located in the heart of Mablethorpe. It is a long-established business with a strong wet lead trade with a 4am licence, flexible seating areas internally and with 2 outside spaces. It has been well maintained and constantly improved by the owners and is fans favourite for watching popular sports. There is further opportunity to expand and diversify the venue due to its large storage areas and outbuildings which would lead to further adding to its already strong financial performance. Viewing is therefore strongly recommended.



Trading Information

The accounts for March 2023 show a Turnover of just over £400,000, Gross Profit of over £100,000 and Net Profit of £43,535 and an EBITDA of Over £65,000. These accounts are available on request to serious, pre-registered interested parties only.

Tenure

We are seeking a Freehold Sale.

Business Rates

Rateable value £25,500 from 1st April 2023.



Description

To the front of the venue there is a good sized external covered seating area which leads to the main bar area. This is a fantastic size with a large bar servery, seating booths, tables, pool tables, dart boards all surrounded by good sized televisions showing a range of sporting events. To the rear there is a further bar area ideal for parties, theme nights and party functions, this area leads to a second outside seating area. To the ground floor there is a cellar, customer toilets and an extensive storage area which could be potentially used to extend the capacity or converted into a commercial kitchen (subject to the normal permissions).

Accessed via a separate entrance there is a 2 double bedroom flat above the bar with good sized rooms including a living room, kitchen, bathroom and the bedrooms.

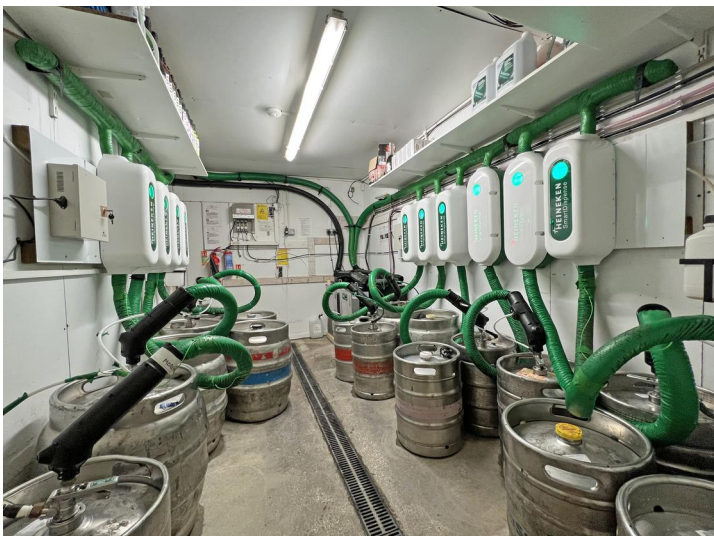
Fixtures & Fittings

These are to be included within the sale.

Regulatory

The Premises is fully licenced and free of tie.







Location

The venue is set on Victoria Street in the heart of Mablethorpe, a short distance from the front and ideally placed for visitors to the area or local residents. Mablethorpe is a busy seaside town located on the east coast with East Lindsey in which a reported benefit of over £160m was spent in cafes, restaurants and bars in 2022. The area has a popular beach frontage, numerous caravan and holiday parks as well as circa 7,500 local residents.





Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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