



## The Kings Head

Ref: 5752363

Mill Road, Theddlethorpe, Mablethorpe, LN12 1PB

Freehold: £450,000

16th Century thatched pub & restaurant

Owners accommodation and rental cottage

Static 8 berth caravan for letting

Camper van/motor home hook up points

Many original features including open fires

Under 3 miles drive from the East Coast beaches. Energy Rating C



An ideal opportunity to acquire a 16th Century licensed cottage and business close to the East Coast with a mixed income stream. It includes; a bar, restaurant, three bedroom, two storey lettings cottage, an additional en suite letting room, owner's accommodation, camper van/motor home hook up points, a static eight berth caravan for Summer lettings, generous sized commercial kitchens and is set within a generous sized plot of gardens.



The business would ideally suit a hands on owner operator and provides good development potential by increasing the currently limited trading hours.

### Description

A 16th Century pub-restaurant of brick construction under a pitched thatch roof.

Internally, the property is in good condition throughout and comprises a bar, restaurant, three bed lettings cottage, a further en suite lettings room, owner's accommodation, camper van/motor home hook up points, a static eight berth caravan for Summer lettings and generous sized commercial kitchens.

The property is set in grounds of circa 0.75 acres with a beer garden, car park, landscaped gardens, patio area and a detached barn/stable.

### Internal Details

Main entrance with access to:

- Main bar (20) - with open fireplace
- Function room (25) with feature ceilings, exposed beams and bar servery
- Main restaurant (50) with separate bar servery
- Ladies and gents toilets

Ancillary areas include back of bar servery, fully equipped long galley kitchen, pot wash area, dry store, linen room and cellar.

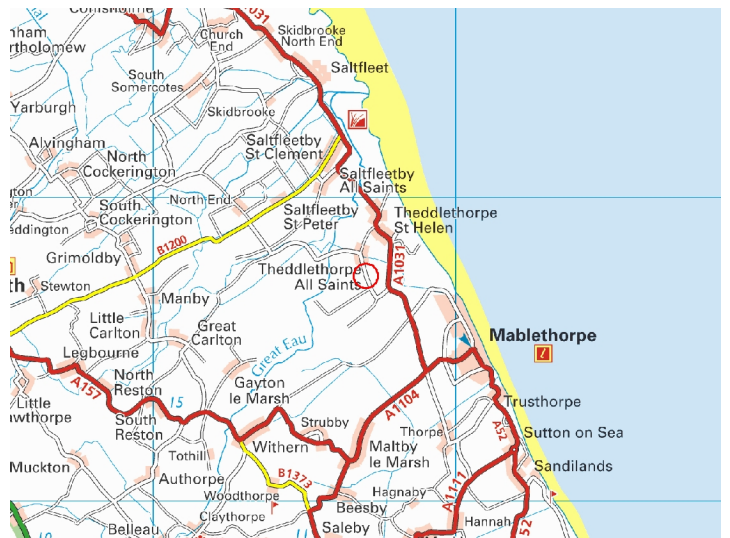
### External Details

- Car park (c.25 vehicles)
- Camper van/motor home electric points
- Eight berth static caravan for summer month lettings
- Landscaped gardens - with feature well
- Enclosed private patio for the en suite letting rooms with hot tub
- Stable storage
- Adjacent to farmers fields and countryside

### Location

The King's Head is located in the centre of the village of Theddlethorpe, approximately three miles north west of Mablethorpe and on the North Sea coast.

A section of the seashore nearby is part of the Saltfleetby - Theddlethorpe Dunes National Nature Reserve.





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## Letting Accommodation

There are a number of offerings at the Kings Head:

There is a three bedroom lettings cottage attached to the main building with living room, second living room/ground floor bedroom, kitchen diner, shower room and two additional first floor bedrooms. It also has a private patio and access to the beer gardens.

There is also a one bedroom en suite letting room with private patio overlooking farmers fields and its own hot tub.

In addition there is an eight berth static caravan with kitchen and shower room. Further to this there are a number of Camper van/mobile home 'hook up' points.

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## Fixtures & Fittings

We understand that the trade fixtures and fittings are owned outright and will be included within the sale, with the exception of some personal items.



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## Owner's Accommodation

Situated at first floor level and comprising a lounge/office and an en suite bedroom.

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## Trading Information

Trading information will be made available to seriously interested parties who have viewed the business premises.

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## Regulatory

Premises Licence.

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## Business Rates

The Rateable Value is £10,500 with effect from 01 April 2023.







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## 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:

### Matt Hill

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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.



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