



18 HIGH STREET SKEGNESS, PE25 3NW

FOR SALE

- Thriving & well established cafe business
- For sale by assignment of the lease
- A Town Centre 50-60 Seater Cafe Business
- For sale as a going concern
- All year round trading
- Excellently located Takeaway facility
- Well equipped
- EPC Rating D

PRICE/RENT: £35,000

LOCATION

No. 18 lies towards the west end of High Street and close by are Heat 'n' Light Centre, Kentucky Fried Chicken and opposite Flippers Fish & Chip Restaurant. It occupies a prime trading position with a high footfall in the summer months, close to the railway and bus stations.

ACCOMMODATION

GROUND FLOOR

CAFE/SALES AREA

31' 9" deep x 11' 8" wide (9.68m x 3.56m) maximum, incorporating staircase; servery counter to the rear; former take-away window to frontage, seating for approximately 30 persons, fluorescent lighting, Mafirol refrigerated display cabinet, ice cream fridge, Instanta beverage machine, Zapper, drinks cooler.

KITCHEN

8' 5" x 9' 9" (2.57m x 2.97m) maximum. with stainless steel 2 1/4 bowl sink unit with water heater(with water softener) stainless steel work surfaces, electric cooker, stainless steel worksurface, 4 pot bain marie, Electroway griddle, Reeds griddle, 2 deep fat fryers with three stainless steel chimney canopies above, 4 industrial microwaves, Polar fridge with salad prep, fridge, new door.

LOBBY

With washbasin and water heater, to SEPARATE W.C. with toilet.

FIRST FLOOR

With CCTV. Staircase from rear of Cafe Area to:-

CAFE

16' 9" x 12' 4" (5.08m x 3.76m) plus recess of 4'4" (1.33m) x 7'8" (2.34m), with seating for 24, 2 windows to the front elevation, fluorescent lighting.

REAR FREEZER ROOM

L-shaped; 9'6" (2.9m) x 7'9" (2.37m) plus recess of 5'5" (1.64m) x 4'6" (1.37m) with 3 fridges, 1 fridge freezer and 3 freezers, extractor, window.

TENURE

The property is understood to be held under lease until 11.03.2021 at a current rent of £15,224 per annum plus outgoings, subject to 3 yearly rent reviews on a Retail Price Index calculation. The agents await a copy of the Lease and extension to confirm.

SERVICES

Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants should make their own enquiries.

INVENTORY

With established use as a Cafe, a full inventory of equipment is included within the sale.

PRICE

A bond (£2,500), has been lodged by the current lessee with the landlord and we understand this sum will have to be replaced by the ingoing tenant.

COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs in the assignment of the lease.

ACCOUNTS

Information may be made available to bona fide prospective purchasers who have viewed the premises.

BUSINESS RATES

Enquiry of the VOA website indicates:-

Description - Cafe and premises

Rateable Value - £5,600

Rating Authority - East Lindsey District Council.

VIEWING

Strictly by appointment with the sole agents, TES Property.

ENERGY PERFORMANCE RATING

