



Beachlands Holiday Apartments & Cafe

2 North Parade, Skegness, Lincolnshire

BELL



Beachlands Holiday Apartments & Café 2 North Parade, Skegness

An excellent opportunity to acquire a profitable investment property comprising 7 self contained holiday flats and a café/tea room with large garden, outdoor seating pods and parking.

AS OF AUGUST 2024: The first and second floor flats (5 in total) have full residential usage; and can be let under long term tenancy agreements.

For full details please see East Lindsey District Council planning; REF: S/153/00874/24

LOCATION

The property is situated close to the seafront with sea views in the ever popular and bustling seaside town of Skegness in Lincolnshire.

Skegness is the home of the traditional seaside holiday experience with amusement arcades, quintessentially British seaside eateries such as fish and chip shops, candyfloss, ice cream, doughnut stalls and more! There's also Botton's Pleasure Beach, **Skegness Pier**, **Skegness Aquarium** and nightclubs and bars all in close proximity.

Skegness has been a seaside vacationers' favourite for over 100 years, Skegness Pier is in fact over 100 years old and at the time of its build was the fourth longest in England.

Skegness beach holds the prestigious Blue Flag award meaning that it is amongst the cleanest in the world. The sea is within 200 yards.





APARTMENTS

The current owners have built a successful business which now benefits from repeat customers each year. Bookings are primarily taken direct and generated from the website www.beachlandsholidayflats.co.uk

The 7 apartments are laid out over three floors offering 1, 2 & 3 bedroom accommodation options. The ground floor apartments have wheelchair access.

The apartments are also successfully offered as winter lets over the winter period (1st November – 1st March).

Planning permission was granted in August 2024 for change of use to provide residential flats (Flats C, D, E, F & G).

THE CAFÉ/TEAROOM

Until recently the café/tea room was let under a separate long term tenancy. The cafe traded very successfully all year round and has only ceased trading due to retirement.

In addition to the main café there is a large garden with 7 further seating pods, providing extra cover space in the summer. Planning permission has also previously been granted for a large extension to the front of the café to provide extra seating space.

The cafe offers the option to be operated in house or let separately as done so by the current owners. The previous rent was agreed at £15,000pa plus outgoings.

ACCOUNTS

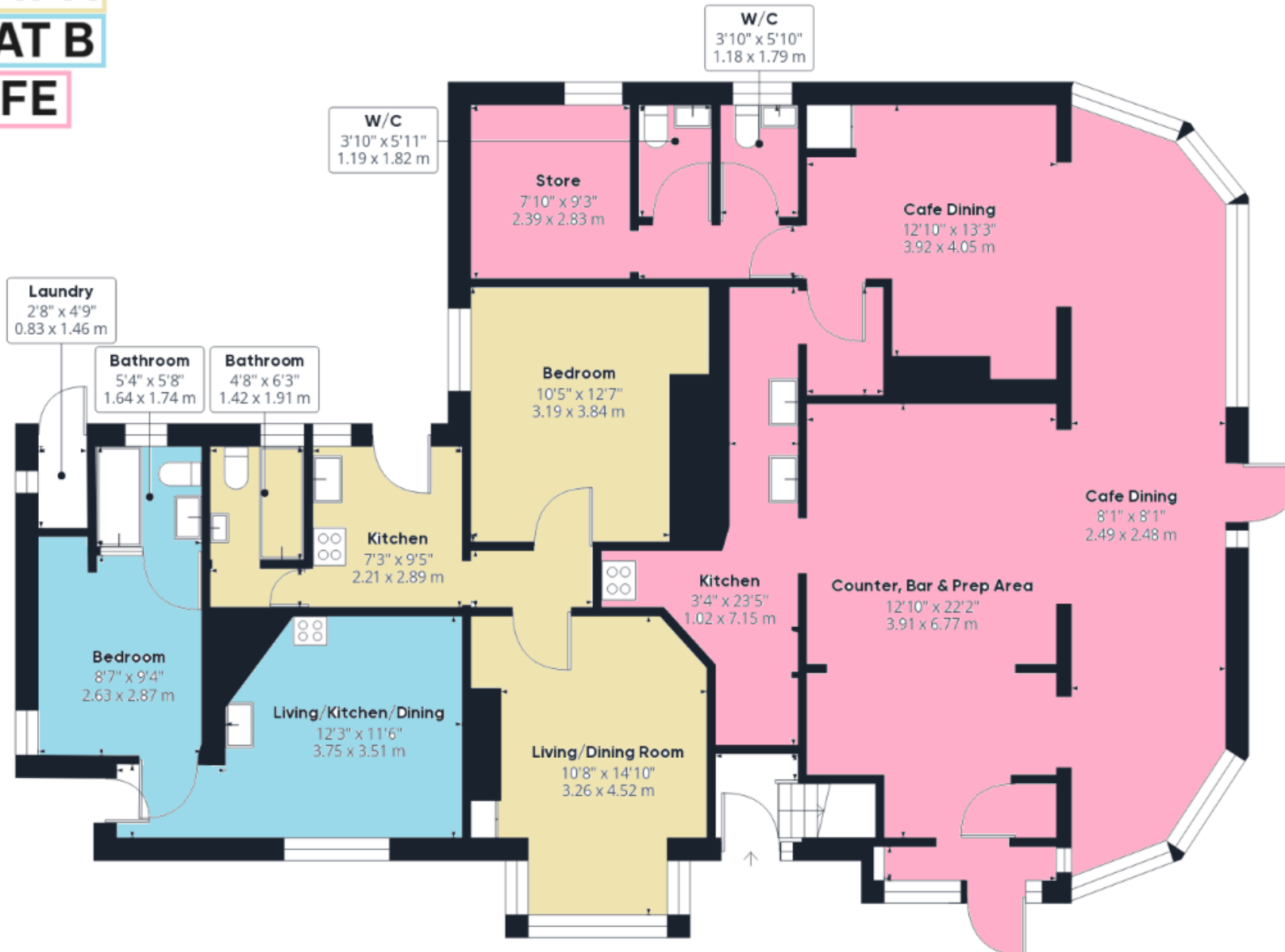
Detailed accounts can be provided upon request subject to genuine interest. The property has generated a gross income in recent years of circa £90,000-£100,000.



FLAT A

FLAT B

CAFE



Ground Floor

PARKING

There are parking spaces both to the rear of the building and at the front of the main garden area.

TENURE

The property is offered freehold.

LOCAL AUTHORITY

The current rateable value for the holiday flats is £4,450. The current rateable value for the café is £9,900. Payable to East Lindsey District Council.

SERVICES

We understand that mains electricity, gas, water and drainage are connected. Heating to the apartments is electric with payment meters fitted to each apartment.

FLAT C

FLAT D

FLAT E



Floor 1

FLAT F
FLAT G



Floor 2

DISCLAIMER

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- The services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING

By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.

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