



# Beachlands Holiday Apartments & Cafe

2 North Parade, Skegness, Lincolnshire







## 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.

### 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.

### HOLIDAY 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](http://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 (1<sup>st</sup> November – 1<sup>st</sup> March).







In the agent's opinion it could be possible to obtain change of use to full time lets if desired (subject to the necessary consents).

### **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.

### **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**

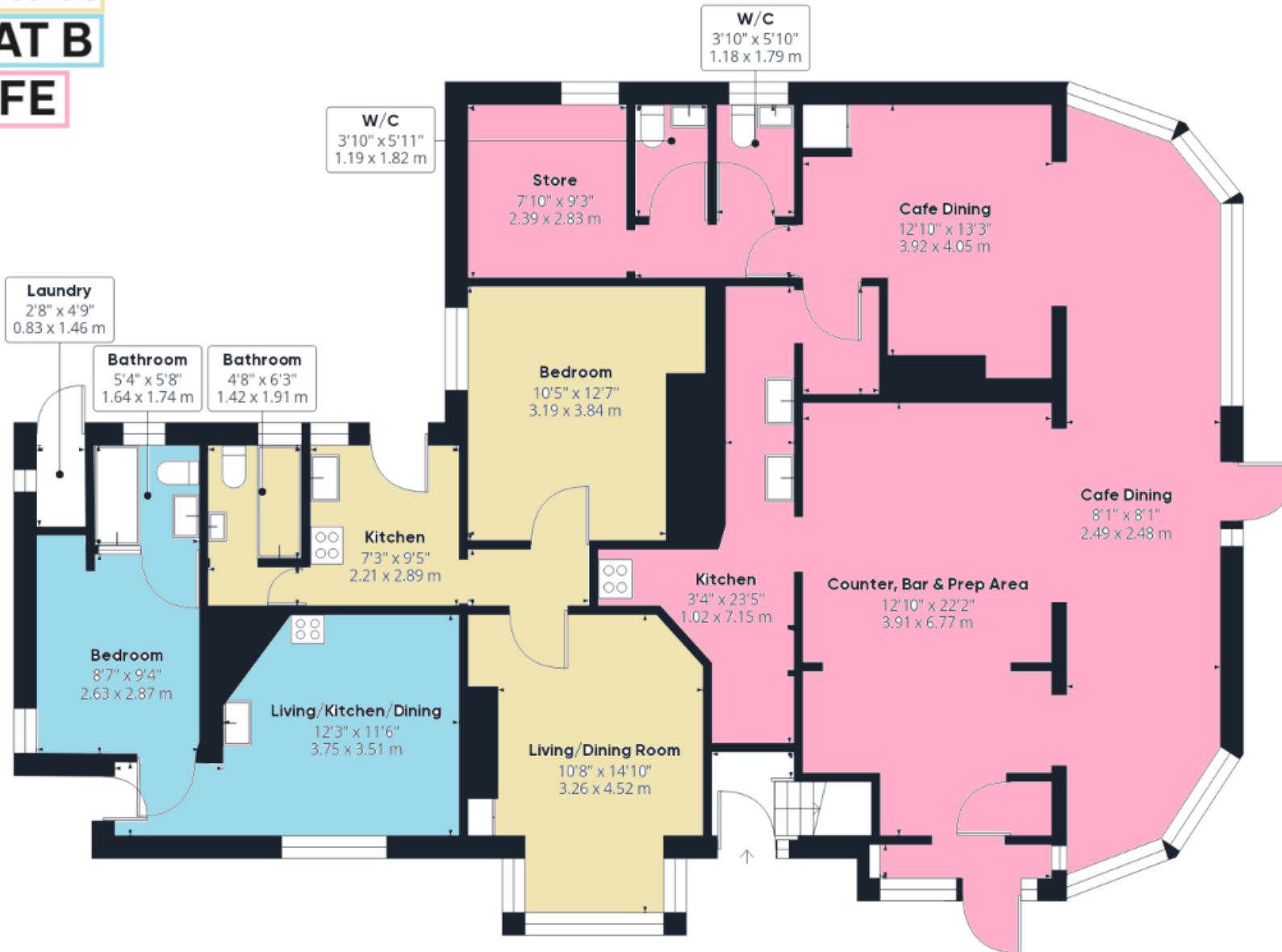
We understand that mains electricity, gas, water and drainage are connected. Heating to the apartments is electric with payment meters fitted to each apartment.



**FLAT A**

**FLAT B**

**CAFE**



**Ground Floor**

**FLAT C**

**FLAT D**

**FLAT E**



**Floor 1**

**FLAT F**  
**FLAT G**



**Floor 2**

**DISCLAIMER**

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**VIEWING**

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