



COMMERCIAL OPPORTUNITY

RESTAURANT/FUNCTION ROOM & RESIDENTIAL/HOLIDAY COTTAGES

BARNOLDBY LE BECK, NORTH EAST LINCOLNSHIRE, DN37 0AP



OPEN
FOR
FRESH
COOKED
FOOD

WELCOME TO
CHILDREN
WELCOME

This Is A
No
Smoking
Site

COMMERCIAL OPPORTUNITY RESTAURANT/FUNCTION ROOM & RESIDENTIAL/HOLIDAY COTTAGES

BARNOLDBY LE BECK, NORTH EAST LINCOLNSHIRE DN37 0AP

FOR SALE BY PRIVATE TREATY

(Due to the retirement of the current owners)

AS A WHOLE AS A GOING CONCERN - Guide Price £800,000

Introduction

The property offers a fantastic opportunity to acquire a vibrant hospitality business on the outskirts of a major conurbation. The property boasts an immaculate restaurant converted from a former stable block in 2019, as well as a former brick barn converted into two individual holiday cottages and a residential cottage available as a permanent residence or letting opportunity.







Location

The property is located on the outskirts of the village of Barnoldby-le-Beck, being a sought after village location, situated in the county of North East Lincolnshire. The property lies to the east of Barnoldby-le-Beck and to the west of the village of Waltham. The site lies approximately 6 miles south east from the town of Grimsby and approximately 14.5 miles north of the town of Louth. Access to the site is directly off Waltham Road.

Description

The property comprises a successful restaurant business with two holiday cottages and a residential cottage. The restaurant has been trading since December 2019 and is available for sale as a going concern. Detailed accounts are available to view at the offices of the Selling Agents.

The Restaurant

The restaurant is a detached restaurant building which was converted in 2019 from a former stable block measuring approximately 34m x 7.38m. The building, which has been sympathetically converted is constructed of brick/block walls with cedar board cladding under a pantile roof. The building comprises:-

- Restaurant with a licensed bar and food service till/counter, with capacity for 78 covers. Additional capacity available in the function room.
- Private function room with a capacity for approximately 25-30 people.
- Decking area and enclosed garden accessible via French doors.
- Two ladies toilets, one gents cubicle and two urinals and one disabled toilet complete with baby changing facilities.
- Car parking for approximately 17 cars, plus an additional overflow car park.

The fully equipped **Commercial Kitchen** includes:

- Halcyon Amika 95XL Dishwasher
- Two under-counter Freezers
- Intalevin tall Freezer
- Nercatus walk-in Chiller
- Rational self-cleaning 6 tray Cooker
- Lincat 6 burner gas Grill & 6 burner gas Oven
- Lincat double electric Fryer (40 litre capacity)
- Two 10 litre electric Fryers
- Lincat Plate Warmer
- Intalevin under counter double Fridge
- 1500W and a 1200W Microwaves
- Two double shelved heated Gantries
- Lincat Salad Bar with side trays
- Panini Machine

The **Front of House** includes:-

- Blizzard cabinet display Chiller
- Halycon Ice Machine
- Maidaid Glass Washer
- Two Tefcold Bottle Coolers
- Fracino stainless steel double head Coffee Machine
- Fracino Grinder
- Lincat Water Boiler
- A 7 tray Ice Cream Display
- Tefcold commercial single Fridge
- EPOS System

Holiday Cottages

To the rear of the restaurant is a former two storey traditional barn which has been superbly converted into two holiday cottages and one residential cottage. Each cottage comprises a front hallway, living/dining room and kitchen. Upstairs there are two generously sized double bedrooms and a family bathroom. One cottage has a multi-fuel stove. All cottages have an enclosed garden. There are two car parking spaces per cottage.

Planning

The residential cottage (formerly a holiday cottage) obtained planning permission for a change of use to a permanent residence in June 2024 (a copy of the planning document is available). The planning condition on the two holiday cottages currently states:-

“The holiday cottages shall be occupied for holiday purposes or short term lets only and shall not be occupied as a person's sole or main place of residence. No single occupancy must exceed 3 consecutive months provided that and without prejudice to the foregoing, once a unit has been occupied by a person or persons for a total of 3 calendar months, that person or persons shall not occupy again any unit until an interval of at least two calendar months has elapsed from the date of expiry of the said 3 month period. Reason 2013-2032 (adopted) Policy 5.”





Services

The whole property benefits from mains water and electricity, gas is supplied from two Calor gas tanks. Sewage is to a klargester tank.

Wayleaves, Easements and Rights of Way

The property is offered subject to, and with the benefit of, all existing rights of way, wayleaves and easements, whether or not specifically referred to in these sale particulars.

Tenure

The property is offered for sale freehold with the benefit of vacant possession.

Local Authority

North East Lincolnshire Council, Municipal Offices, Town Hall Square, Grimsby DN31 1HU and telephone 01472 313131.

Viewing

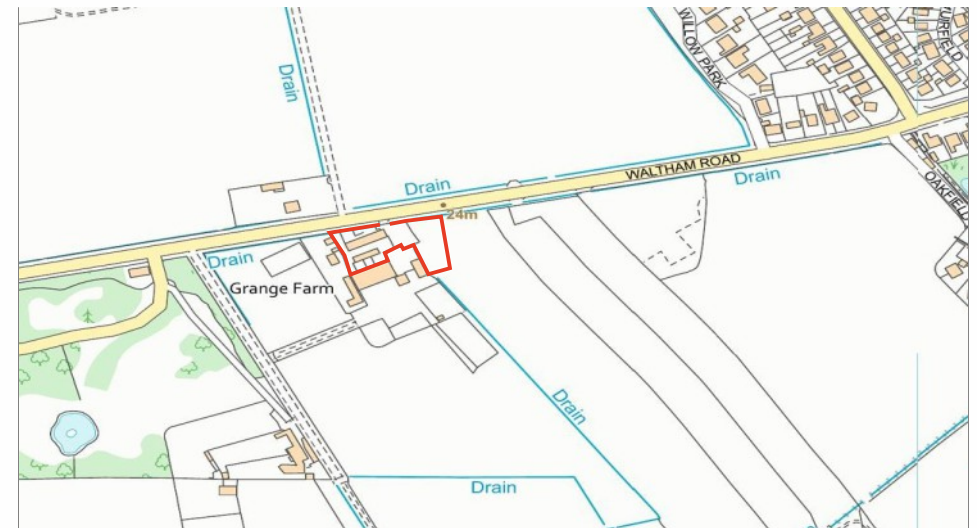
Viewing is strictly by appointment with the Selling Agents. Interested parties are invited to speak to Lucy Adamson of the Selling Agents on 01652 653669 or 07435 550274 to discuss their interest.

Method of Sale

The property is being offered for sale by **Private Treaty as a going concern**. Interested parties are invited to register their interest as soon as possible. **Conditional offers will be accepted**. The Selling Agents reserve the right to convert the Private Treaty process to Best and Final Offers at any time.

Solicitors

Wilkin Chapman LLP
The Maltings, 11-15 Brayford Wharf
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Selling Agents

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Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The Purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
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Ref: LA/SJP/BR-26/082
Date: 07 July 2026