



Linga Longa Fish & Chips , 1-3 Winthorpe  
Avenue  
Skegness, Lincolnshire, PE25 1QY

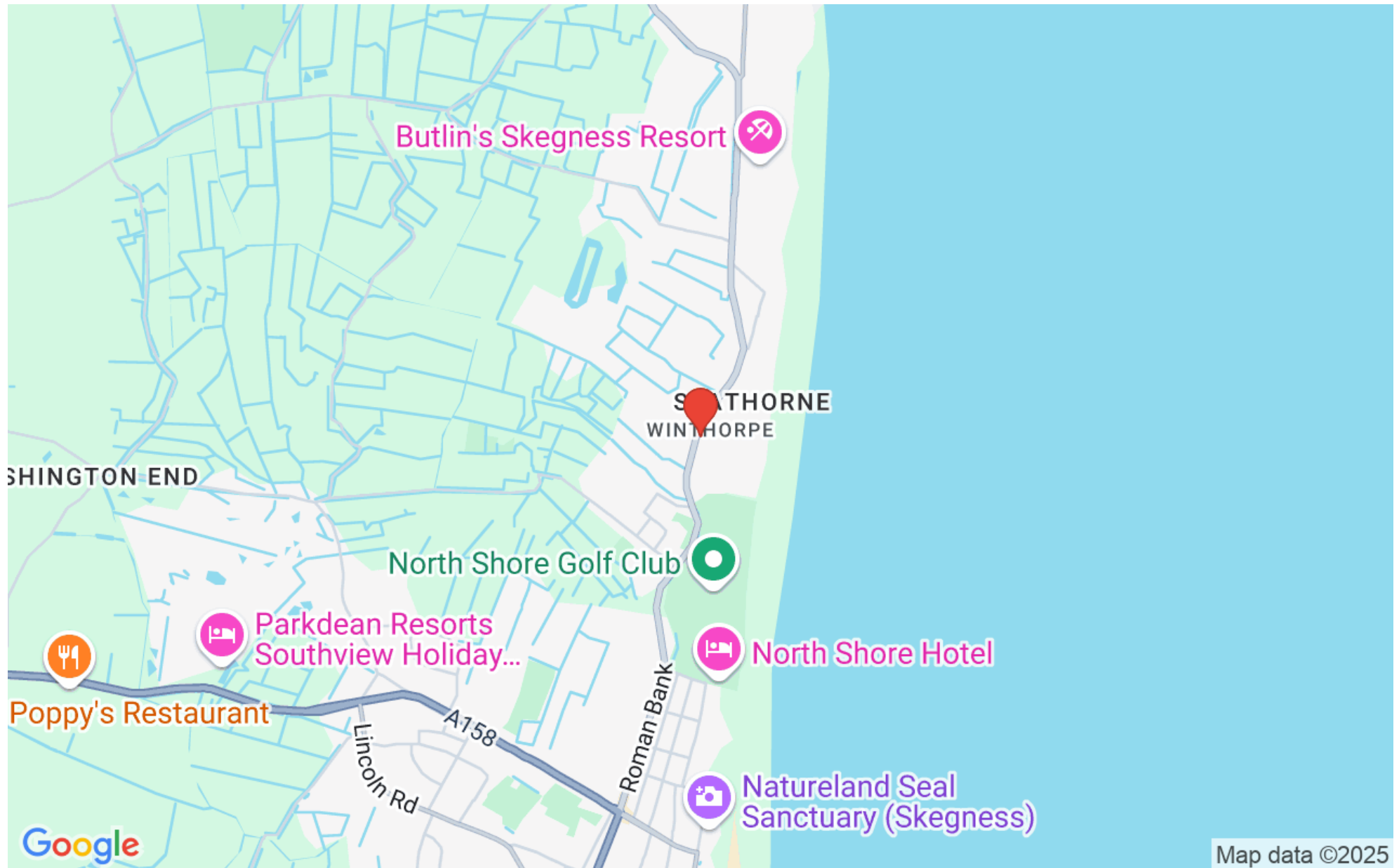
£425,000

## Details

- FOR SALE
- Established fish & Chip/restaurant
- Trading since 1952 by the same family (now closed)
- For sale due to retirement
- Highly prominent corner position
- 3915 sqf (363.7 sqm) over 2 floors
- Fully equipped modern range and equipment
- 5 bedroom first floor flat
- Previous accounts available



## Location



## Overview

Due to retirement we are please to offer this family run chippy and restaurant which was established in 1952 by the same family ever since. The property is fully equipped with modern range and equipment having been replaced in the last 2 years. Their is a restaurant for over 40 covers. The property also benefits from a substantial 5 bedroom apartment over. The property is within a 1/4 mile from Winthorpe Beach.



## DESCRIPTION

Due to retirement we are please to offer this family run chippy and restaurant which was established in 1952 by the same family and trading for 73 years ever since. The property is fully equipped with modern range and equipment having been replaced in the last 2 years. Their is a restaurant for over 40 covers. The property also benefits from a substantial 5 bedroom apartment over. The property is within a 1/4 mile from Winthorpe Beach.



## Location

The property sits in a prominent corner position of Roman Bank and Withorpe Avenue and is close to all the major caravan parks, Winthorpe Beach, Butlins, Fantasy Land, Ingoldmells to the north and Skegness to the south which is a major seaside town and civil parish in the East Lindsey District of Lincolnshire. On the Lincolnshire coast of the North Sea, the town is 43 miles (69 km) east of Lincoln and 22 miles (35 km) north-east of Boston. With a population of 21,128 as of 2021, it is the largest settlement in East Lindsey. It incorporates Winthorpe and Seacroft, and forms a larger built-up area with the resorts of Ingoldmells and Chapel St Leonards to the north. The town is on the A52 and A158 roads, connecting it with Boston and the East Midlands, and Lincoln respectively. Skegness railway station is on the Nottingham to Skegness (via Grantham) line

## ACCOMMODATION

The property has an overall GIA of 3915 sqft (363.7 sqm) and this includes

Ground floor

Fish and chip shop with modern range and fully equipped

Store/prep area

WC

Inner hall

store 2 / pre area

Restaurant with seating for over 40

Customer WC'S

Outside seating area

Linga Longa Fish & Chips, F3 Winthorpe Avenue, Skegness, Lincolnshire, PE25 1QY

First Floor with



#### SERVICES

All mains services are connected to the property however no services have been tested

#### TENURE

The property is being sold freehold with vacant possession

#### RATEABLE VALUE

The property has a rateable value of £14000. The flat has a council tax band of A

#### CEPC

The property has a CEPC rating of C-56

#### LEGAL COSTS

Each party are responsible for their own legal fees

#### VAT

The price expressed is exclusive of VAT if applicable



LOCAL AUTHORITY  
East Lindsey District Council

The Hub

Mareham Lane

Horncastle

Lincolnshire

LN9 6PH

Tel 01507 601111

Email [customerservices@e-lindsey.gov.uk](mailto:customerservices@e-lindsey.gov.uk)

VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522536777



## Winthorpe Avenue, PE25

Approximate Area = 3783 sq ft / 351.4 sq m

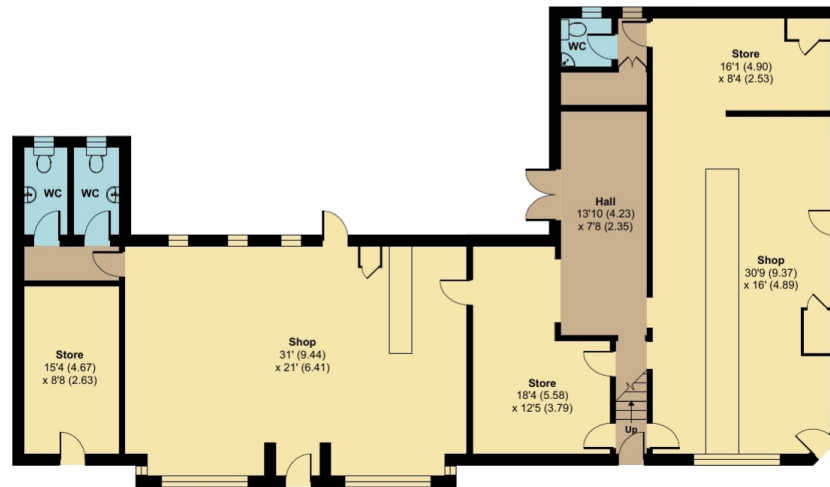
Outbuilding = 132 sq ft / 12.3 sq m

Total = 3915 sq ft / 363.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntkchecom 2025. Produced for Pygott & Crone. REF: 1240021



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Linga Longa Fish & Chips , 1-3 Winthorpe Avenue, Skegness  
is marketed through our Commercial office

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36a Silver Street, Lincoln, LN2 1EW

0330 128 0939