



North Parade Hotel, 20 North Parade
Skegness, Lincolnshire, PE25 2UB

£525,000

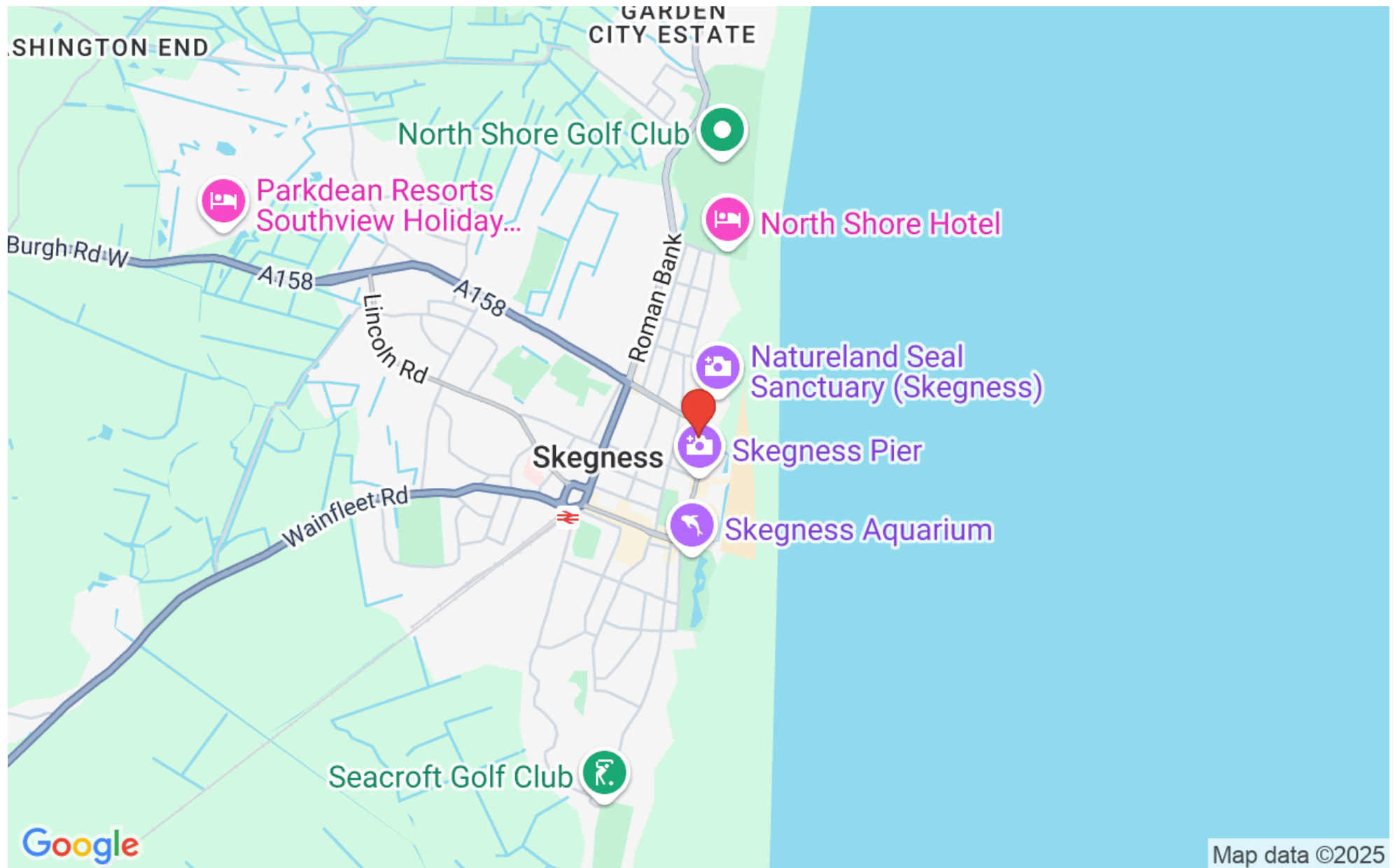
Details

- For Sale due to Retirement and Health
- Excellent Established Hotel & Business
- 4 storey fully refurbished building
- Excellent Foreshore views & 5 mins walk from beach & centre of town
- Overall area 7787 sqft (723.4 sqm) over 4 floors
- Guest Parking for up to 10 vehicles
- 2 bed owners/managers/letting flat
- Strong trading with great potential
- CEPC Rating of C





Location



Overview

An excellent opportunity to acquire the freehold of this well established hotel and premises in then highly prominent sea front location of North Parade with views over the foreshore and sea. This is an excellent business opportunity which is being sold due to retirement. The present owners have heavily invested in the full refurbishment of the property and business. The property has 22/23 Ensuite bedrooms over 4 floors with 2 bedroom owners/managers/letting flat. The business has strong trading accounts which can be made available to seriously interested parties.



Location

The Property is situated in a prominent prime location fronting onto North Parade and the sea. The main shopping area of Lumley Road is close by. The property is opposite the main foreshore with attractive views of the beach and sea for upper levels. The town is undergoing a major £26 m regeneration of the centre and foreshore and promenade, The property is within a 5 minute walk of the centre including Skegness Pier, The famous Embassy Theatre, Skegness Aquarium and many other attractions.

Skegness is a 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 19,579 as of 2011, it is the largest settlement in East Lindsey. It also 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 undergone major refurbishment in recent years including new glass balconies, new central heating system, mostly new PVC windows and doors, new porch doors, re fitted bathrooms and shower rooms, new fencing, new flat roof and loft insulation. As can be seen from the floor plans accommodation has the following floor areas:

Lower Ground Floor = 786 sqft (73 sqm)

Ground Floor Net area = 2559 sqft (237.7 sqm)

First Floor Net area = 2092 sqft (194.3 sqm)

Second Floor Net area = 1400 sqft (130 sqm)

North Parade Hotel, 20 North Parade, Skegness, Lincolnshire, PE25 2UB
Third Floor Net area = 950 sqft (88.2 sqm)



PLANNING

The property has an established use as a hotel and living accommodation with bar and restaurant. The hotel does have an alcohol licence which relates to the existing owners.

SERVICES

Mains gas, electricity, water and drainage are connected to the property. The property has the benefit of CCTV with cameras in the bar, foyer, office and rear car park

TENURE

The property is offered for sale freehold with vacant possession. The business sale is to include all fixtures & fittings, goodwill and business plus any stock at valuation.

RATEABLE VALUE

The property has a rateable value of £17,500 in the 2023/2024 rating list. The owners accommodation has a council tax banding of A.

CEPC

The property has a CEPC rating of C



LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The price is exclusive of VAT if applicable

LOCAL AUTHORITY

East Lindsey District Council

The Hub

Mareham Road

Horncastle

Lincolnshire

LN9 6PH

Tel 01507 601111

VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522 536777







North Parade Hotel, 20 North Parade, Skegness, Lincolnshire, PE25 2UB



North Parade Hotel, 20 North Parade, Skegness
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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