



Atlantic Fish Bar & Diner & The Coffee House ,
Beresford Avenue
Skegness, Lincolnshire, PE25 3JD

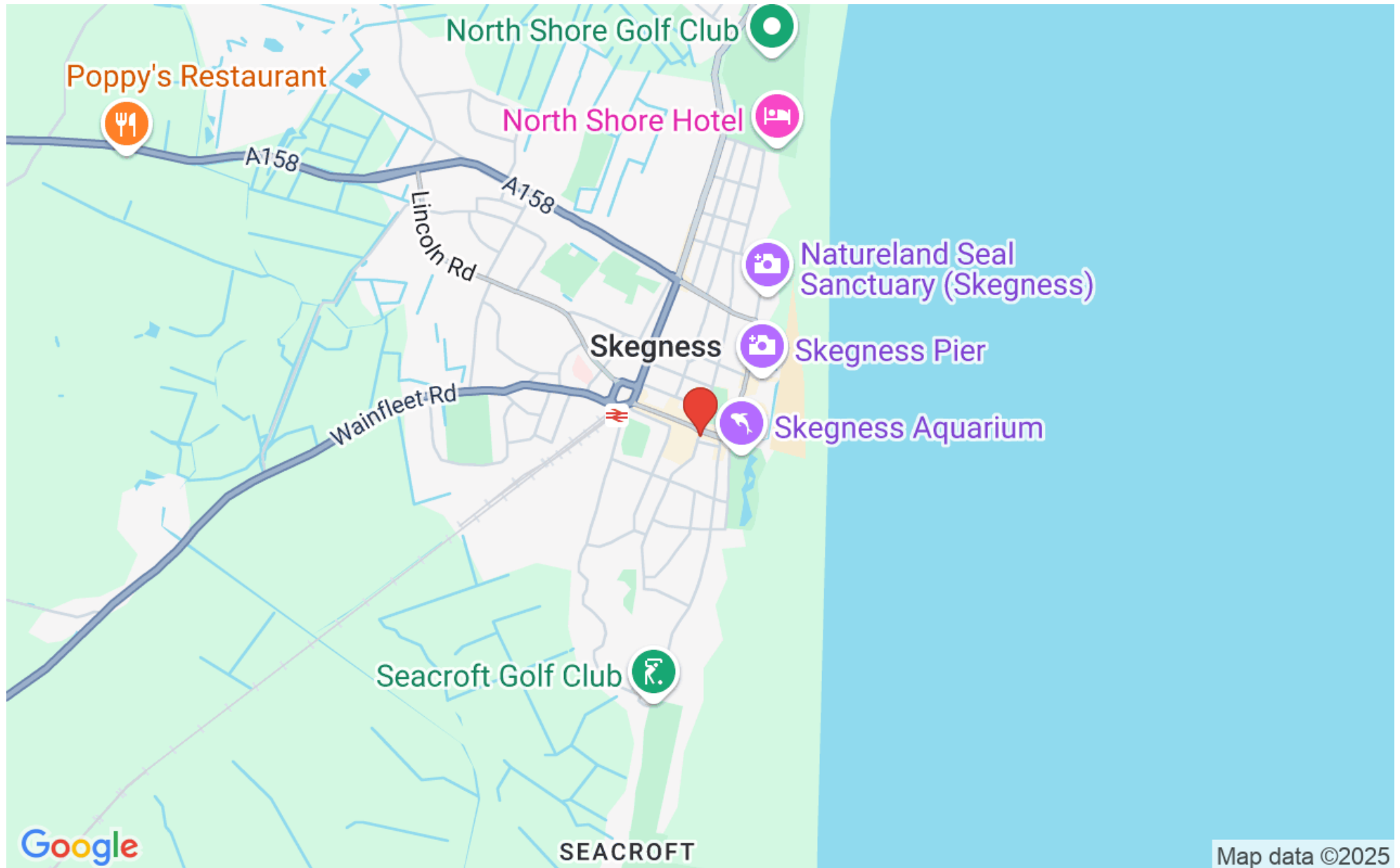
£950,000

Details

- For Sale
- Established Fish & Chip Shop & Diner
- Adjoining Coffee Shop
- Excellent trading figures
- Adjoining Lumley Road
- A few hundred yards from Sea Front
- EPC B
- 2 first and second floor flats



Location



Overview

An excellent and rare opportunity to acquire this well established fish and chip shop and dine, with coffee shop within minutes walk of the main sea front and adjoining Lumley Road. The whole property and business can be purchased freehold to include 2 first and second floor flats over.



Location

The subject property fronts onto Beresford Avenue close to the junction with Lumley Road which is the main trading street and a popular retail location within the town centre. Nearby national occupiers include Specsavers, Boots, NatWest, Argos and Barclays. Lumley Road also connects to the South & North Parade which provides access to Skegness promenade and the sea front which is a short walk away and a popular tourist attraction and driver of high levels of footfall. The principal access routes to the town are by the A52 from Boston which is located approximately 22 miles to the south west and the A158 to Lincoln which is approximately 43 miles to the west. The town is also served by a railway station with access to Nottingham.



ACCOMMODATION

The property comprises the ground floor fish and chip shop and restaurant, the cafe. The first floor comprises a 2 bed flat and separate bedsit and the second floor comprises a 2 bedroom flat.

Ground Floor NIA (Net Internal Area 2250 sqft (209 sqm))

First Floor

PLANNING

The property has an established use as A1, A3,A5 retail, hot food, takeaway and restaurant with first and second floor C3 residential flats

SERVICES

Mains electricity, water, drainage and gas are connected, however no services have been tested

TENURE

The whole building is offered freehold subject to existing leases. However there is an option to buy the fish and chip shop and cafe and lease them from the landlord

RATEABLE VALUE

The Fish & shop has a rateable value of £17,250

The Cafe has a rateable value of £6,900

Both flats have council tax bands of A



CEPC

The whole property has CEPC of B. The flats have EPC ratings of E.

LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The priced expressed is exclusive of VAT if applicable

LOCAL AUTHORITY

East Lindsey District Council

The Hub

Mareham Road

Horncastle

Lincolnshire

LN9 6PH

Tel 01507 601111

E Mail customerservices@e-lindsey.gov.uk



VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

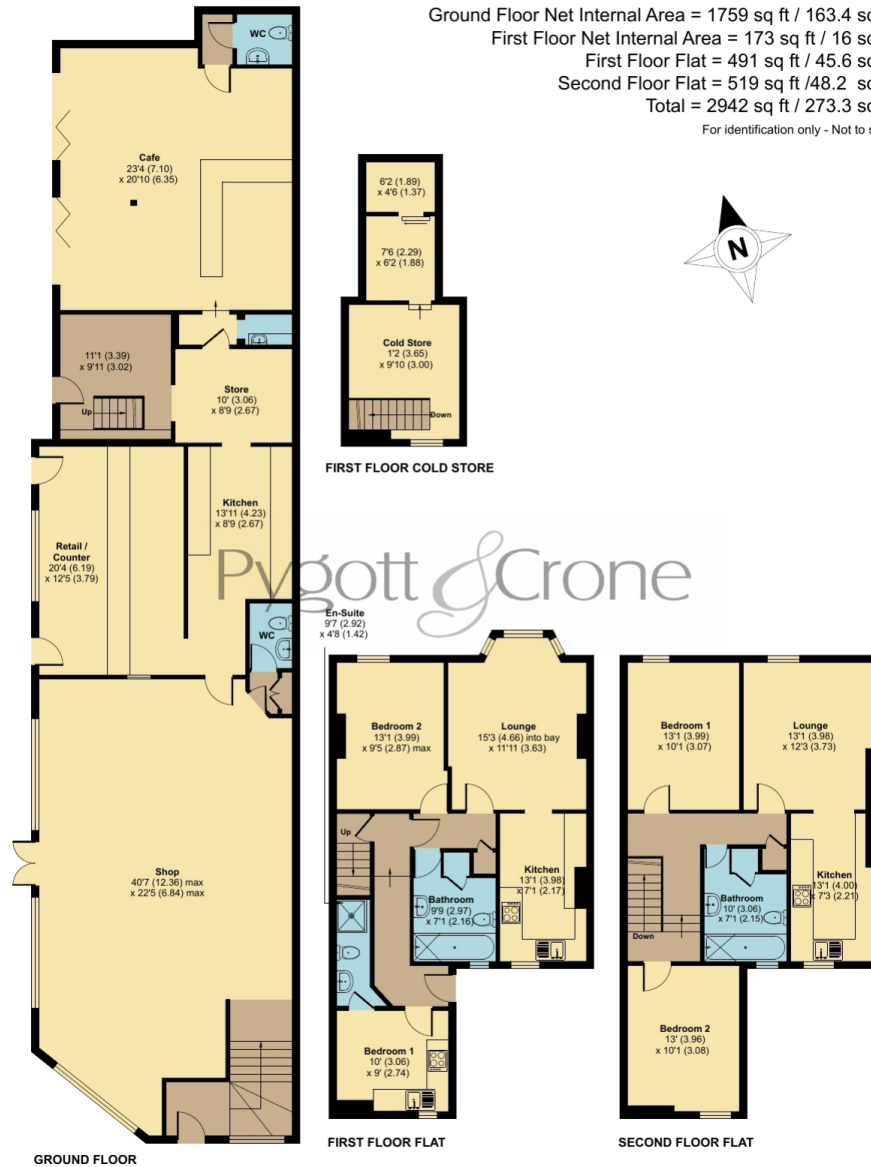
Tel 01522 536777



Beresford Avenue, Skegness, PE25

Ground Floor Net Internal Area = 1759 sq ft / 163.4 sq m
 First Floor Net Internal Area = 173 sq ft / 16 sq m
 First Floor Flat = 491 sq ft / 45.6 sq m
 Second Floor Flat = 519 sq ft / 48.2 sq m
 Total = 2942 sq ft / 273.3 sq m

For identification only - Not to scale



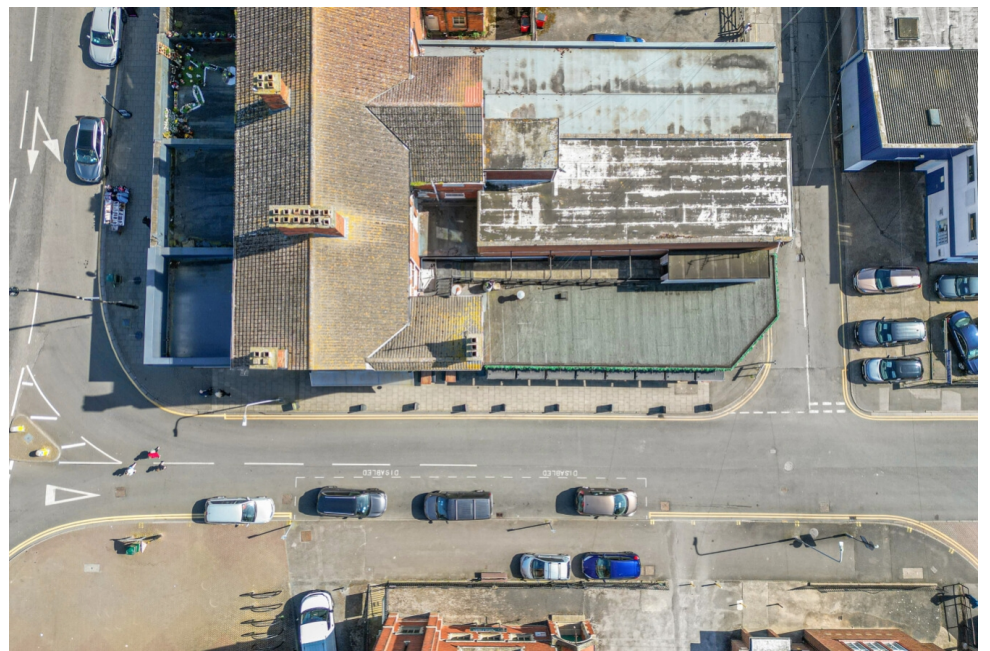
GROUND FLOOR

FIRST FLOOR COLD STORE

FIRST FLOOR FLAT

SECOND FLOOR FLAT

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlcocom 2025. Produced for Pygott & Crone. REF: 1269231



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Atlantic Fish Bar & Diner & The Coffee House , Beresford Avenue, Skegness
is marketed through our Commercial office

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