



Windmill Restaurant, 46 High Street
Burgh le Marsh, Skegness, Lincolnshire, PE24 5JT

£520,000

Details

- For Sale Due to retirement
- Highly successful family run restaurant
- Attractive location opposite the Dobsons Mill
- Central Village Location
- 5 miles west of Skegness
- Ground floor area of 2310 sqft (214.6 sqm)
- 60 cover restaurant
- Excellent commercial kitchen
- Spacious 4 bed owners accommodation



Location



Overview

An excellent opportunity to acquire the highly successful family run restaurant and bar known as The Windmill Restaurant Burgh-Le-marsh. The business is being sold after over 18 years of being run by the family who are now looking to retire. Located just five miles from Skegness the family run Windmill Restaurant have successfully run the business on the key approach of to using fresh wholesome food all from locally sourced suppliers. The restaurant has the beautiful back drop of the Dobson Windmill of Burgh-Le-Marsh.



Location

The property is situated in the centre of the town adjacent to the former mill, known as Dobson's Mill which is a former tower windmill for grinding wheat and corn. It stands in the High Street in the town of Burgh le Marsh, near Skegness in Lincolnshire. The mill was, prior to damage by Storm Ciara on 9 February 2020, open to the public as a tourist attraction and is a Grade I listed building. The mill site also houses the Burgh-le-Marsh Heritage Centre.

The windmill was built and fitted out by Sam Oxley, an Alford millwright, in the early 1800s for the Jessop family, who baked bread on the same site. It was completed by 1844. Dobson was the name of the last miller.

The town is built on a low hill surrounded by former marsh land, and the marsh influenced the town's name. Both the windmill and the church are visible from a distance. The A158 used to run through from west to east, but it was rerouted when a new bypass was opened in late 2007, reducing traffic congestion dramatically. A Roman road passes through the town on the way to Skegness, coming from the north-west via Tetford and Ulceby. The town is on the site of a former Roman fort.

Burgh Le Marsh is 4 miles west of the major sea side town of Skegness. 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 21,128 as of 2021, it is the largest settlement in East Lindsey. It incorporates Winthorpe and Seacroft,



ACCOMMODATION

The property has been well maintained and offers excellent restaurant space and bar for up to 60 covers with additional seating in the rear garden. The property has an excellent and well equipped commercial kitchen. The accommodation comprises the following:

Ground Floor 2310 sqft (214.6 sqm)

With entrance lobby, bar, office, 2 main restaurant areas, WC's, Main commercial kitchen and preparation and wash room.

Through to owners accommodation with Kitchen, lounge

First Floor 714 sqft (66.3 sqm)

With 4 bedrooms, one with ensuite and family bathroom.

Outside

Barn 579 sqft (53.7 sqm) a brick and pantile barn which has potential for conversion to living or guest accommodation. The property has a rear private garden and a rear restaurant garden. The property has parking for up to 20 cars to the front partly on owned area and partly on East Lindsey Council owned property. The property also has a single detached garage.

PLANNING

The property has established use as a restaurant with residential living accommodation.

SERVICES

Mains, water, gas, electricity and drainage are connected to the property.



TENURE

The property is being sold freehold with vacant possession. The sale includes all fixtures and fittings, goodwill, stock at valuation. We can supply trading accounts to seriously interested parties following appropriate checks. The business presently trades well on a 4.5 day working week and there is potential for longer opening hours.

RATEABLE VALUE

The property has a rateable value of £12,250

CEPC

The property has a CEPC Rating of B48.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

The price is expressed exclusive of VAT if applicable.

LOCAL AUTHORITY

East Lindsey District Council

The Hub

Mareham Road

Horncastle

Lincolnshire

LN9 6PH

Tel 01507 601111

Email customerservices@e-lindsey.gov.uk

Windmill Restaurant, 46 High Street, Burgh le Marsh, Skegness, Lincolnshire, PE24 5JT



VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 4PE

Tel 01522 536777



High Street, Burgh Le Marsh, Skegness, PE24

Ground Floor Net Internal Area = 2310 sq ft / 214.6 sq m

First Floor Net Internal Area = 714 sq ft / 66.3 sq m

Outbuildings Net Internal Area = 579 sq ft / 53.7 sq m

Total = 3603 sq ft / 334.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nclhcom 2025. Produced for Pygott & Crone. REF: 1281364









Windmill Restaurant, 46 High Street, Burgh le Marsh
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939