



Skegness Distillery, 36 Prince George Street
Skegness, Lincolnshire, PE25 2BB

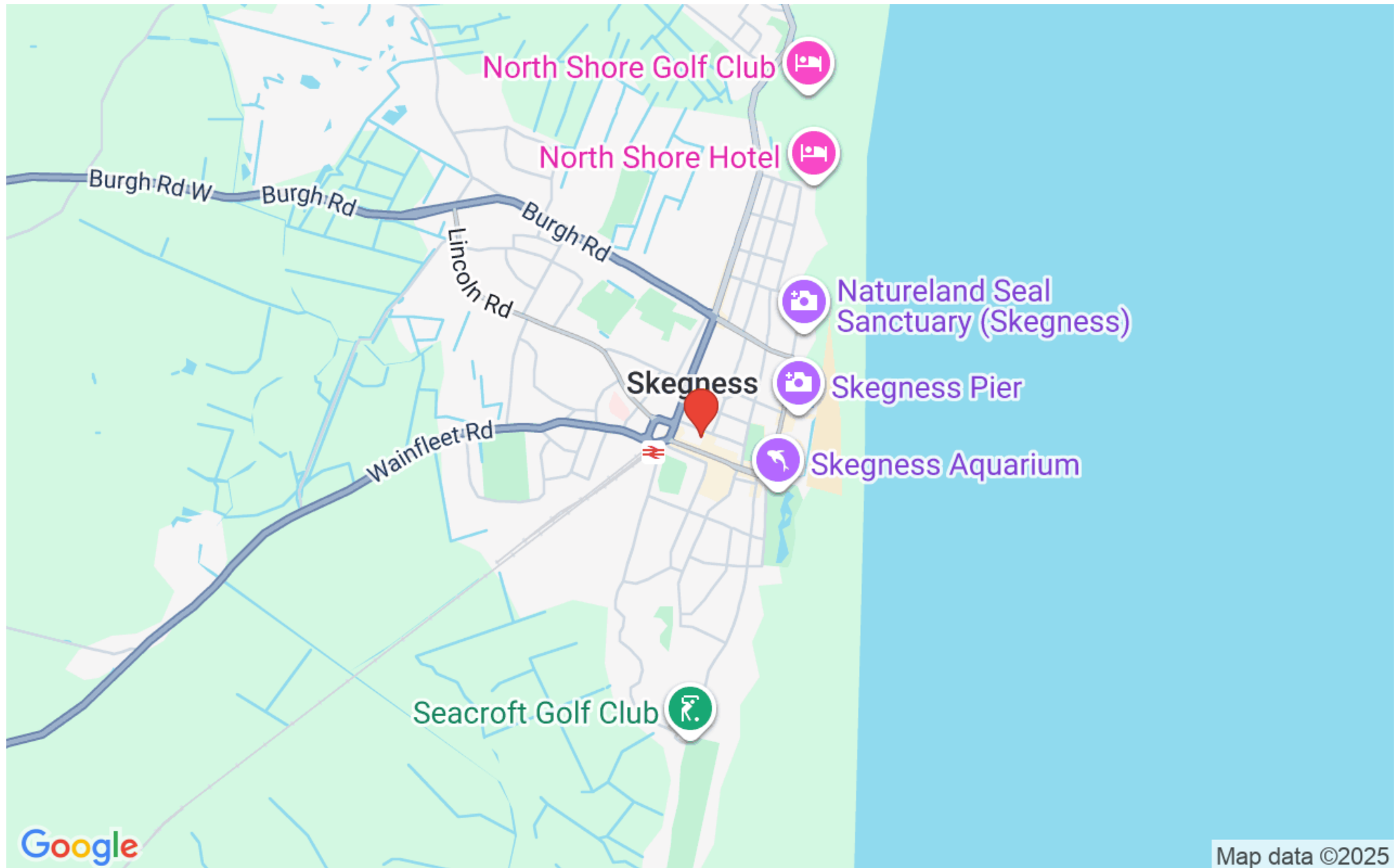
£195,000

Details

- For Sale
- Established Distillery
- Specialising in Gin and Rum
- Turnkey opportunity
- Fantastic equipment
- Freehold 2 storey building
- 1424 sqft (132.3 sqm)
- Retail/shop/bar
- Potential for FF Flat conversion



Location



Overview

Due to retirement, freehold sale of two storey commercial gin and rum distillery, equipment, and business inc bar, shop, venue, all in the centre of Skegness, 500 yards from the beach. The traditional building has been refurbished with heating, glazing, security shutters and includes parking and outdoor storage all to make it a significant distillery, producing contract and own brand spirits gin, rum, vodka plus various smaller products, negroni and absinthe etc.



Location

The property is situated close to the prime trading area of Skegness and is within 500 yards of the sea front. The town is a popular retail centre and seaside resort serving an extensive catchment population which increases substantially due to staycations. 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. Nearby national occupiers include Specsavers, Boots, NatWest, Argos and Barclays. The main retail street Lumley Road which is within a few hundred yards of the property also connects to Wainfleet Road and provides access to Skegness promenade, a popular tourist attraction and driver of high levels of footfall.



ACCOMMODATION

The property is arranged on ground and first floor with an overall area of 132.3 sqm 1424 sqft)

Ground Floor Entrance/Retail/Reception with warehouse, distillery, storage area = 662 sqft (61.5 sqm)

First Floor with Bar, seating area, distillery table, WC x 2 = 662 sqft (61.5 sqm)

Ground Floor Store = 100 sqft (9.3 sqm)

There is potential to convert the first floor into a owners flat

PLANNING

The property has an established use as a gin and rum distillery with bar and retail planning permission and licence.



SERVICES

Mains electricity, water and drainage are connected to the property. The property also has the following equipment included in the price. The building has a 7 camera internal and external CCTV system with alert linked to phone with licence-compliant hard drive recording device, security shutters, music system, full fire regulations.

Distillery equipment

300L Copper pot still handmade in Brazil with condenser, capacity 30k L per year

3 phase connection and master control unit

20L Cooper test still with condenser.

200 L tanks x 3, 300 L tanks x 1

Vacuum bottle filling line and corker

Auto bottle washing kit

Anton Parr portable density meter

Stock of corks boxes etc

Stock of botanicals

Stock of bottles 70cl, 5cl, 35cl, 50cl.

Stock of labels

Labelling machine

Skegness Distillery, 30 Prince George Street, Skegness, Lincolnshire, PE25 2BB

Racking, benches, and movement trays



GENERAL

Due to retirement, we offer this freehold sale of two storey commercial gin and rum distillery, equipment, and business inc bar, shop, venue, all in the centre of Skegness, 500m from the beach. The traditional building has been refurbished with heating, glazing, security shutters and includes parking and outdoor storage all to make it a significant distillery, producing contract and own brand spirits gin, rum, vodka plus various smaller products, negroni and absinthe etc. The business has a five-star environmental health food and drink rating. Licences include premises, distilling, rectifying, and AWRS. It has top ratings on Google and TripAdvisor.

There are 3.5m visitors' trips to the Skegness coast each year (according to government stats) so plenty of potential buyers and a large hospitality sector feeding and water the holiday makers. This is a 'turnkey' opportunity with all side of business run by just two persons. Full training on hosting, product making, still usage is available as part of the package along with 'little black' book of contacts suppliers etc. Full list of current botanical recipes along with methodology timings for production etc.

The business ideally suits those who enjoy a creative, entertaining and recipe-based business which is light/medium physical work, no experience necessary as training provided (price on application). Added benefit if you like drinking. The sale includes, distillery equipment, trademarks for brands, on site shop, e-commerce sites, a fully functioning spirit and cocktail bar, experience venue, advance bookings, and hospitality/trade customer base. The business is highly proactive on all social media. Its uses IP Brands Trademarks, Skeg Vegas, Jolly Fisherman, Skegness Gin, Mrs Riggalls, CU29.



TENURE

The property is offered freehold with vacant possession.

RATEABLE VALUE

The property is not listed on the VOA business rates website. The business rates are to be confirmed.

CEPC

The property has a CEPC rating of E which is valid until May 2026

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

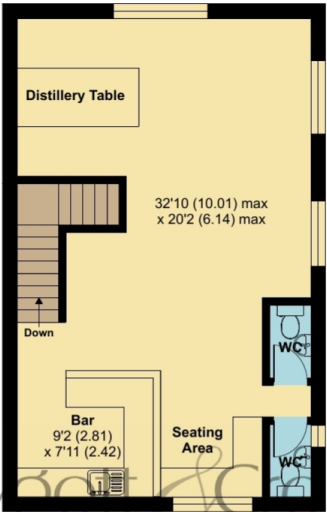


Prince George Street, Skegness, PE25

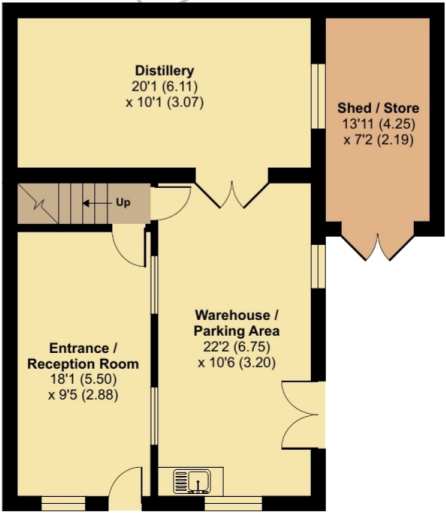


Ground Floor Net Internal Area = 662 sq ft / 61.5 sq m
First Floor Net Internal Area = 662 sq ft / 61.5 sq m
Shed Net Internal Area = 100 sq ft / 9.3 sq m
Total = 1424 sq ft / 132.3 sq m

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 (IPMS3 Commercial). © nlcocom 2024. Produced for Pygott & Crone. REF: 1374447



Skegness Distillery, 36 Prince George Street, Skegness
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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