



The Laurels Hotel, 50 South Parade
Skegness, Lincolnshire, PE25 3HW

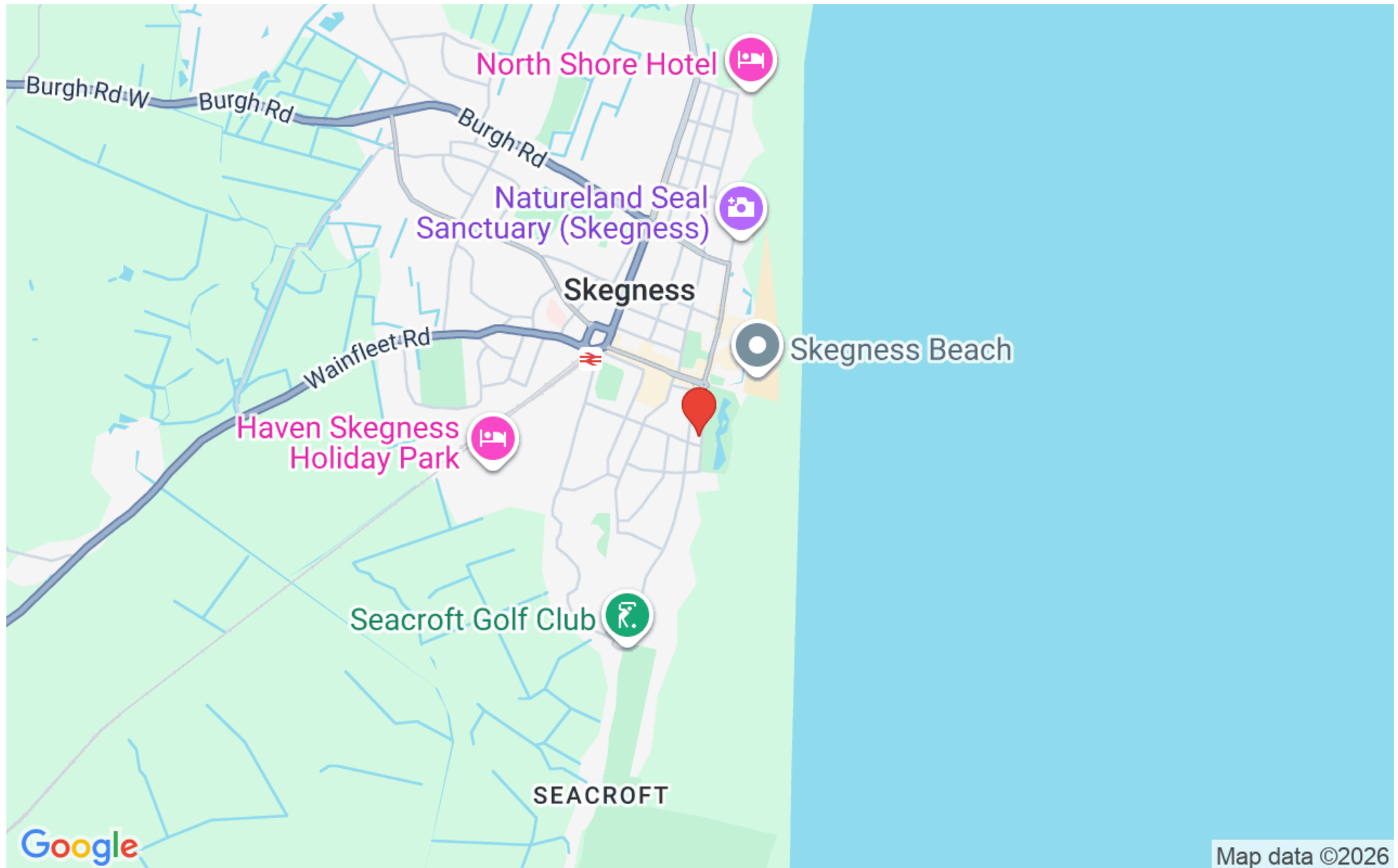
£320,000

Details

- For Sale
- Excellent Opportunity
- Well established Guest House
- Beautiful 4 storey building
- Excellent Location
- Brilliant Seaviews
- Premises Licence
- 9 Guest Rooms
- Rear Parking
- 2769 sqft (257.2 sqm)



Location



Overview

An excellent opportunity to acquire this superb guest house which has been established and trading well for many years. The property has some of the best views over the sea and leisure areas of the town. The property has been well maintained and provides excellent accommodation. The guest house has 9 fully serviced rooms over 4 floors. The property also has excellent and spacious owners accommodation.



Location

The Property is situated in a prominent prime location fronting onto South Parade and the sea. The property is within minutes walk of the Clock Tower and main shopping area of Lumley Road . The property is opposite the new multi million pound development which commenced over 12 months ago. The property is within a short distance of the North Shore and The Links Golf Courses within 1 mile to the North and South of the property.

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 accommodation comprises excellent accommodation with 9 different room types over 4 floors in this attractive late Victorian Building. The accommodation as laid out on the floor plan includes a range of excellent room selection. The accommodation comprises a range of Double Room/Suite

Twin/Double

Deluxe Family Room

Triple/Twin Room

Seaview Double Twin

Seaview Small Double

King Size Room

Seaview Double Room

Seaview Small Double

Each Room has tea and coffee facilities, TV, Free Wi Fi, Fresh Towels,(Iron and Board & Hair dryer on request) Free parking. The property has a sun patio/smoking area to the front.

The property offers excellent and good sized owners accommodation. The building has an overall floor area of 2769 sqft (257.2 sqm)



PLANNING

The property has an established use as a guest house with premises licence and a generous 3 bed owners accommodation.

SERVICES

All mains services are connected to the property

TENURE

The property is offered for sale freehold with vacant possession.

RATEABLE VALUE

The property has a rateable value of £8800

CEPC

The property has a CEPC rating of C which is valid until the 23rd April 2035

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



South Parade, Skegness, PE25

Lower Ground Floor Net Internal Area = 1281 sq ft / 119 sq m

Ground Floor Net Internal Area = 580 sq ft / 53.9 sq m

First Floor Net Internal Area = 550 sq ft / 51.1 sq m

Second Floor Net Internal Area = 358 sq ft / 33.2 sq m

Total = 2769 sq ft / 257.2 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). © nlcocom 2026. Produced for Pygott & Crone. REF: 1453811





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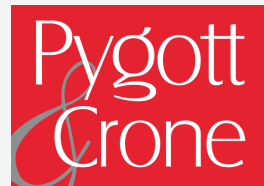
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The Laurels Hotel, 50 South Parade, Skegness
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939