



Hatters Hotel 246, Drummond Road
Skegness, Lincolnshire, PE25 3AB

£65,000 pa

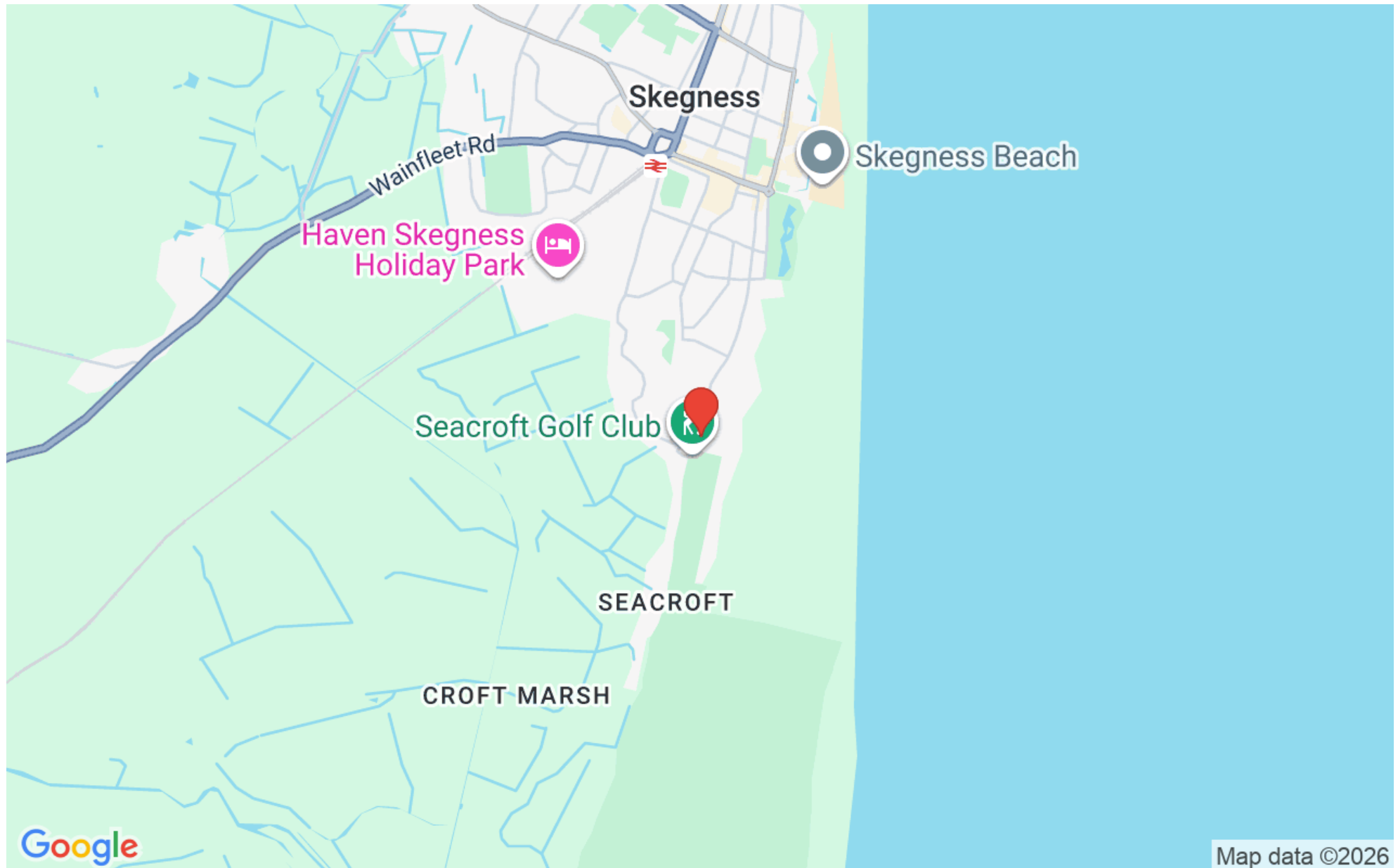
Details

- To Let
- Hotel and Restaurant
- 29 ensuite bedrooms
- Restaurant & Bars
- 2130 sqm (22927 sqft)
- 0.77 acres
- Large Car Park
- CEPC B
- Potential for other uses





Location



Overview

The property comprises a substantial and versatile hotel, guest house extending to 2130 sqm (22927 sqft) on a site area of 0.77 acres. The property comprises 29 en suite guest rooms, with various bars, restaurant area and function rooms suitable for weddings and large events. The property has potential for other uses and potential for conversion.



Location

The property is situated close to the famous Seacroft Golf Club which is in the UK 100 golf clubs. The property is situated on the corner of Drummond Road and Shardloes Road and is within 1 mile of the town centre, the promenade and sea. 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 withing 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 comprises a substantial and versatile hotel, guest house extending to 2130 sqm (22927 sqft) on a site area of 0.77 acres. The property comprises 29 en suite guest rooms, with various bars, restaurant area and function rooms suitable for weddings and large events. The property has potential for other uses and potential for conversion.

PLANNING

The property has established use as a hotel and catering facility.

SERVICES

All mains services are connected to the property

TENURE

The property is available on a negotiable lease term on full repairing and insuring terms. The tenant will be required to pay a 3 month rental deposit. The Rent is £65,000 pax.

RATEABLE VALUE

The property has a rateable value of £10,000

CEPC

The property has a CEPC rating of B which is valid until the 1st March 2035



LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The rent is exclusive of VAT if applicable

LOCAL AUTHORITY

East Lindsey District Council

Mareham Road

Horncastle

Lincolnshire

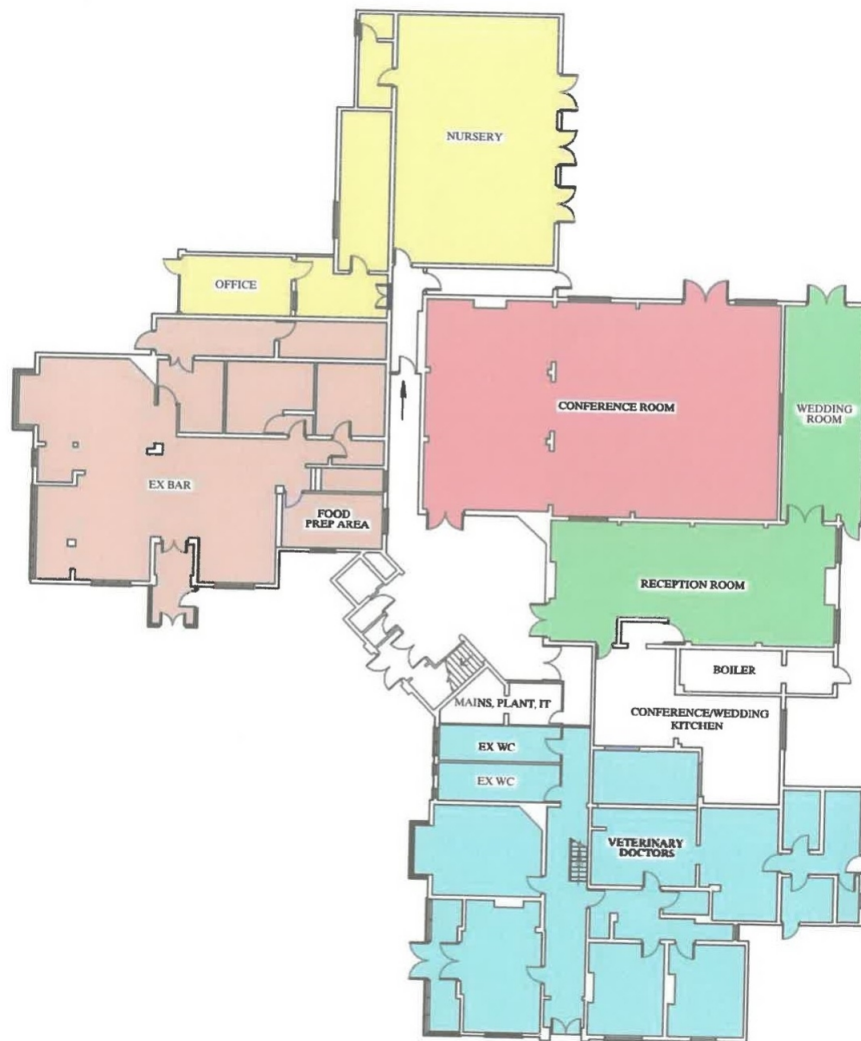
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Tel 01507 601111

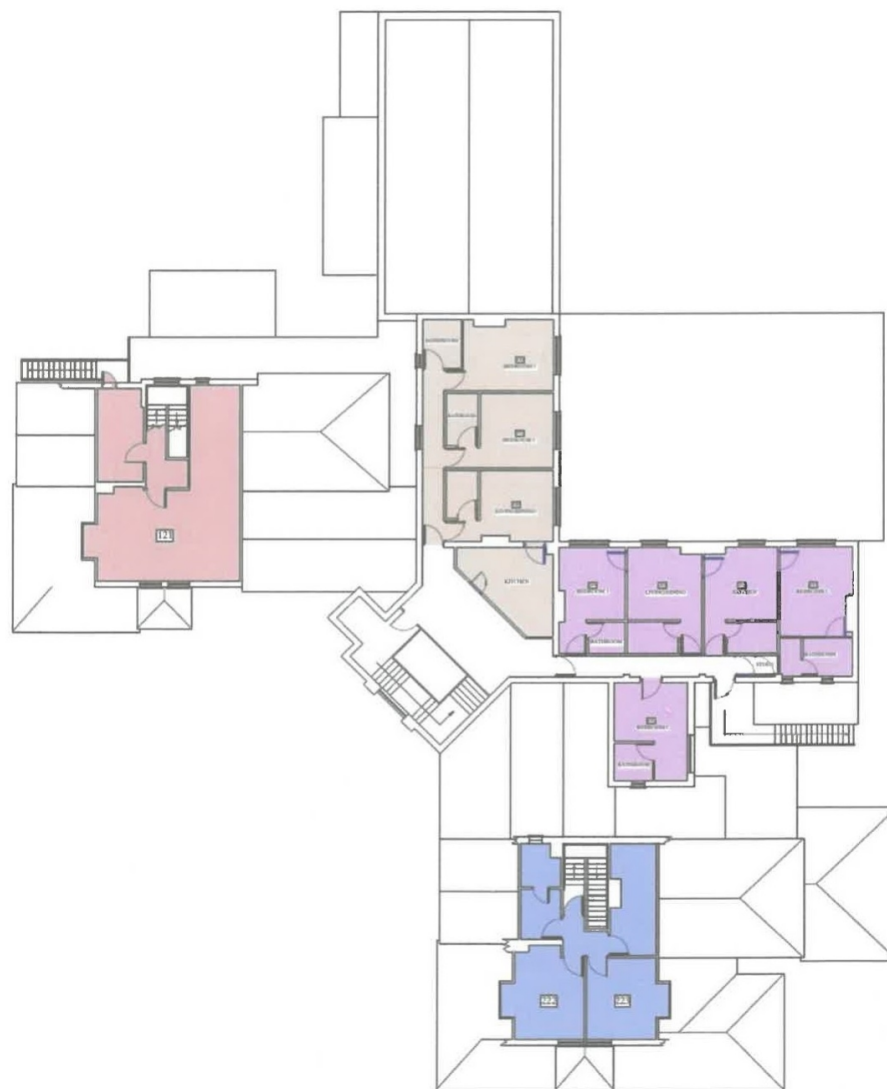
VIEWINGS

Contact Pygott & Crone Commercial













Hatters Hotel 246, Drummond Road, Skegness
is marketed through our Commercial office

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