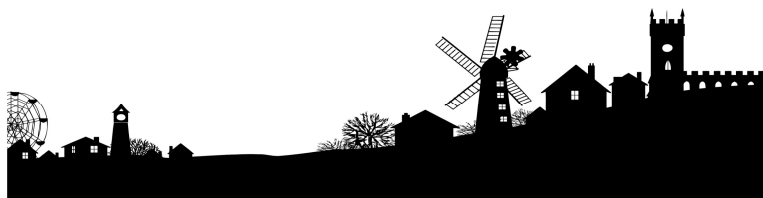


# WILLSONS

CHARTERED SURVEYORS



## Copper Kettle, 29 Lumley Road, Skegness

Price: £49,950

- Restaurant for sale as a going concern
- Prime town centre location
- Fitted catering kitchen
- Fully equipped as a going concern
- Capacity to use first & second floor flat
- Leasehold
- EPC Rating: F



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## Copper Kettle, 29 Lumley Road, Skegness, Lincolnshire, PE25 3LL

A unique opportunity to acquire a popular restaurant situated in a prime trading location and having the benefit of the possibility of using the 1st & 2nd floor accommodation as a flat.

Skegness is a popular Lincolnshire coastal resort having a population of around 18,000, however, this is substantially increased in the summer months due to holiday makers and day visitors. Lumley Road is the prime shopping location in Skegness and leads from the promenade to Lumley Square. Major retailers include Argos, Boots, Dorothy Perkins, Edinburgh Woollen Mill and other national retailers and banks are available together with other local traders.

### **Tenure:**

The property is held upon a 10 year lease on a full repairing and insuring basis with effect from 1st March 2012. The rent is £23,500 per annum exclusive.

### **Costs:**

The ingoing tenant is responsible for the Landlords reasonable legal fees incurred in assignment of the lease.

### **References:**

The usual bank and trader references may be required.

### **Viewing:**

Viewing is strictly by appointment with the Skegness Office at the address shown below. View our properties online at: [www.willsons-property.co.uk](http://www.willsons-property.co.uk) or [www.rightmove.co.uk](http://www.rightmove.co.uk)

### **Accounts:**

Accounts may be made available to prospective purchasers who have viewed the premises.

### **Accommodation:**

**Restaurant** 41' x 15' (12.49m x 4.57m)  
Being fully equipped with table and chairs, wall lights, feature brick wall, glass fronted display chiller.

**Kitchen / Preparation Area** having stainless steel single drainer sink unit, worktop, tiled floor, dishwasher, toaster.

**Kitchen** 12' 10" x 14' 8" (3.91m x 4.47m)  
Having stainless steel single drainer sink unit, stainless steel twin fryer, commercial oven, commercial extractor fan, stainless steel preparation worktop, tiled floor, wash hand basin, Beko fridge freezer.



**Cellar** 15' 3" x 11' 3" (4.64m x 3.43m)  
Having tiled floor, freezer, wine storage racks.

**First Floor Landing** having:-

**Lounge** 15' 5" x 14' 1" (4.70m x 4.29m)  
Having electric storage heater, 2 Upvc double glazed windows.

**Dining Room** 12' 7" x 15' 5" (3.83m x 4.70m)  
Having tiled fireplace and hearth, built-in storage cupboard.

**Kitchen** 8' 7" x 10' 10" (2.61m x 3.30m)  
Having stainless steel sink unit, worktop with cupboards under, wall cupboards, built-in storage cupboard.

**Landing** with doors off to:-

**2 Separate Toilets**

**Second Floor Landing** having access to:-

**Bedroom 1** 15' 5" x 11' 5" (4.70m x 3.48m)  
Having 2 Upvc double glazed windows, built-in storage cupboard.

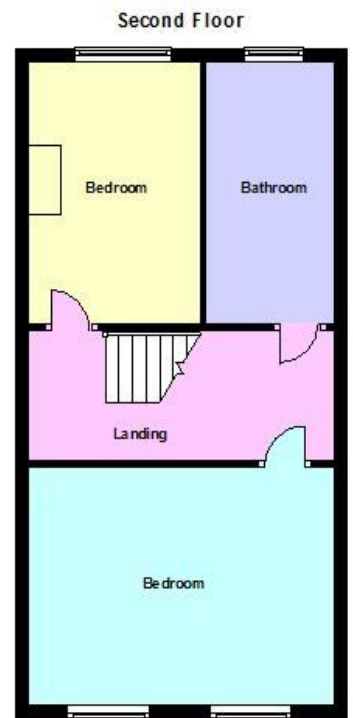
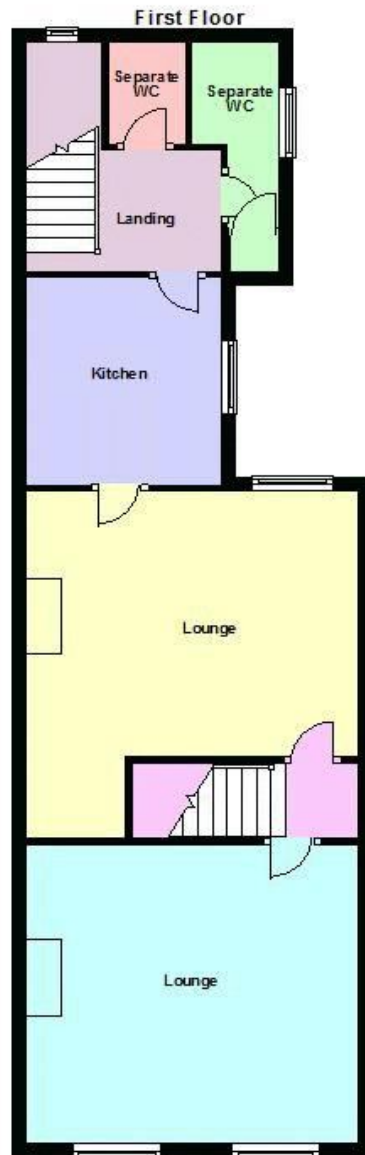
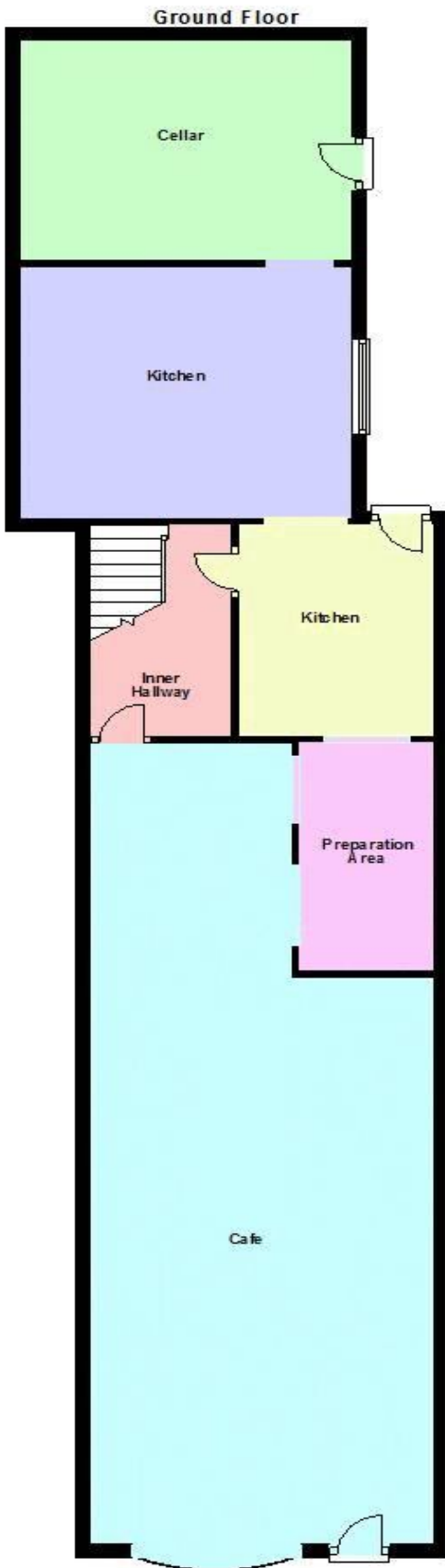
**Bedroom 2** 12' 8" x 8' 7" (3.86m x 2.61m)  
Having electric heater.

**Bathroom** having separate shower, low level wc suite, pedestal wash hand basin, built-in airing cupboard with louvre doors.

**Rateable Value:** £27,250

Business Rates payable £13,134.50





**Viewing** – care should be taken when viewing; you enter at your own risk. **Measurements** – room sizes are provided for guidance only and should not be relied upon. **Services etc** – we have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property Condition** – nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** – only items described in these particulars are intended for inclusion in the price. **General** – these details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.