

# Profitable Hotel and Restaurant Businesses For Sale with Building Trading as a Going Concern For Sale Freehold with Vacant Possession

Beijing Dragon Hotel and Restaurant | Church Street | Spilsby | Lincs | PE23 5EF



100 Seater Restaurant with 12 Bedroomed Hotel  
Extending to Over 5,000sqft of Accommodation on 0.3 Acres in Popular Village  
Customer Parking, Rear Gardens

For Sale Freehold with Vacant Possession  
£650,000 Trading as a Going Concern, Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

The historic market town of Spilsby has a population of around 4,000 residents has a rich history linked to the Manor of Earsby and is located on the edge of the Lincolnshire Wolds, a range of low hills being parallel to the North Sea coast.

The property is located on Church Street to the west of the market square and the main vehicular entrance into the town.

## Description...

The property comprises a strong restaurant business on the ground floor and a hotel business with a side entrance on the upper floors.

### Restaurant

The Entrance Foyer leads to the main area having a reception bar with 4 pumps, hand washing facilities and refrigeration, granite top.

**Takeaway Waiting Area**.....12.1m x 5m, 64sqm  
Fish tank, 2 bay windows, additional seating for 17 customers

**2<sup>nd</sup> Seating Area**.....7m x 3.6m, 25sqm  
Arranged for 25 covers, laminate floor throughout.  
Patio doors to rear patio and garden.

### WCs

**Rear Restaurant Area**.....10m x 1m  
For storage.

**Full Fitted Kitchen**.....7m x 4m ave, 27.6sqm  
Having a full stainless steel kitchen with 4 woks, duck fryer, duck cooker, various stainless steel ovens, warmers, bain marie.

**Enclosed Rear Yard**.....6.1m x 4.5m, 27.8sqm  
Having a pair of walk-in fridges used for storage.

**Internal Storage**.....6.8m x 3.2m, 21.9sqm  
Having a separate rear access.

### Hotel

At the side of the property is a separate hotel entrance with a small reception area off which are 2 hotel rooms.

#### Room 12

Double En-suite, access off covered patio area.

#### Outside WC, Shower and Wet Room

**Store**.....2.7m x 1.2m, 3.3sqm

#### Room 10

Ground floor disabled facilities en-suite.

#### Room 11

Family room Double and Twin Room, En suite.

Stairs lead to the first floor:

#### Managers Maisonette

Having 2 Bedrooms, large living room.

**Office**.....2.6m x 3m

#### Laundry Room

#### Rooms 1, 2, 3 and 4

Stairs lead to the second floor:

#### Rooms 5, 6, 7, 8 and 9

## Outside...

To the front of the property is a gravelled parking area for space for over 20 vehicles.

To the rear is a large lawned garden with store 6m x 3m, water feature and patio leading back into the restaurant.

## Schedule of Accommodation...

Trading Area	93.6m <sup>2</sup>	1,005ft <sup>2</sup>
GIFA	468m <sup>2</sup>	5,034ft <sup>2</sup>
Site Area		0.32 acres
Ave Double En-suite Room Size	12m <sup>2</sup>	



## Tenure...

The property is available for sale freehold with vacant possession trading as a going concern. Details of the businesses are available on request. Full inventory available on request.

## Outgoings...

The restaurant has a Rateable Value of £13,250. The hotel has a Rateable Value of £3,950. Full details are available on the VOA website.

## EPC...

The property has an Energy Performance Asset Rating D82. Full details are available on request.

## Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.  
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Ground Floor  
Approx. 282.2 sq. metres (2683.3 sq. feet)

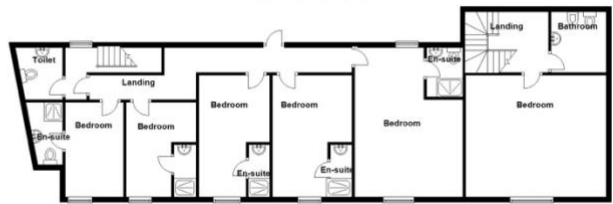


First Floor  
Approx. 171.5 sq. metres (1834.3 sq. feet)



Total area: approx. 585.0 sq. metres (6296.0 sq. feet)

Second Floor  
Approx. 130.0 sq. metres (1394.1 sq. feet)



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