

Modernised Restaurant/Public House with Accommodation Located on Caravan Park Available to Rent

Poplar Farm Public House and Restaurant | Chapel Lane | Addlethorpe | Skegness | Lincolnshire | PE24 4TG



Fully Modernised Trading Accommodation Extending to 81sqm, 870sqft with 40 Covers, Customer Parking, Beer Garden, Dining Conservatory and Separate TV Room, Recently Refurbished Fully Fitted Bar
Newly Fitted Full Stainless Steel Kitchen with Extraction
Spacious Three Bedroomed Fully Modernised Manager's Accommodation

Available To Let Leasehold with No Ingoing Premium
£25,000 per annum Subject to Contract
Fixtures and Fittings by Negotiation, Stock at Valuation

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

The seaside resorts of Skegness and Ingoldmells are allocated at Addlethorpe, which is a village to the south of the main vehicular route, 1 mile to the west of Fantasy Island, Ingoldmells and Skegness resorts.

The area has over 28,000 static caravans and boasts a transient tourist population of over 1.2 million visitors and is famous for the North Shore Golf Club, Addlethorpe Golf Training Academy amongst the various coastal and amusement arcades, beaches and tourist destinations.

Poplar Farm is a recently refurbished 50 pitch caravan park with full facilities and is located immediately to the east of Poplar Farm Restaurant.

The Skegness Golf Centre is located opposite on Chapel Road leading to Ingoldmells, where there is the large Butlins Resort, Fantasy Island, Sea Lane and of course Skegness.

The pub has recently been refurbished and is located immediately to the west of Chapel Lane with its own vehicular access.

Accommodation...

A ramped rear access leads over a seated patio area to the main circulation hall with Male WC's and Female WC's off. Main Dining Area.....11.5m x 4.8m, 55.2sqm Being recently refurbished to include laminate floors and is set out to provide over 40 covers.

Conservatory Area.....3.6m x 2.9m, 10.4sqm Within the main dining area is a fully fitted oak bar with glass storage facilities optics and pumps, all equipment is available by negotiation. Visible from behind the bar is a full CCTV monitoring system for the site.

TV Room.....4.3m x 3.6m, 15.5sqm

Kitchen.....6.2m x 4.8m, 28.7sqm

To the rear of the main dining area is the recently (2020/21) fully fitted stainless steel kitchen being available by negotiation. A full inventory is available on request.

There is a separate access leading to a stairway to the first floor where there is a spacious 3 bedroomed Manager's accommodation with spacious landing hall, open plan kitchen dining area, family bathroom and CCTV system access.

Agent's Notes...

A full inventory of fixtures and fittings is available by negotiation. Contact the agent for further details.



Outgoings...

The property has a Rateable Value of £12,000 increasing to £14,750 on 1st April 2026. The residential accommodation is rated at Council Tax Band A.

Tenure...

The property is available by way of a new Full Repairing and Insuring lease. The lease will be contracted out of the Landlord and Tenant Act 1954 Part II.

A deposit will be held the equivalent of a quarter of a year's rent payable upfront.

The tenant will be asked to contribute towards the reasonable fees relating to the preparation of the lease up to a maximum of £1,000 plus VAT.

EPC...

The property has an Energy Performance Asset Rating C58. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent.

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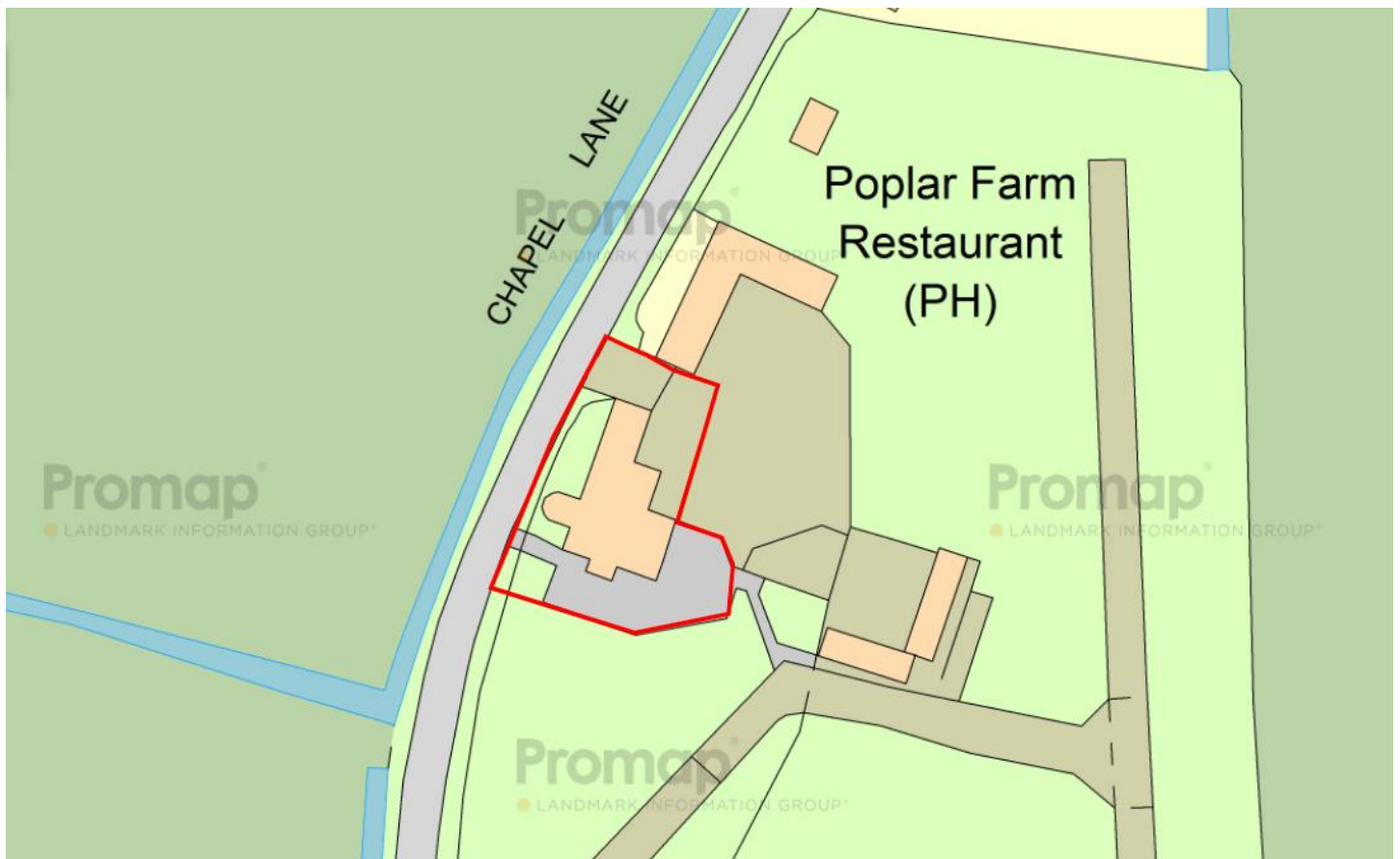




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