

# Profitable Hotel and Restaurant Available For Sale Freehold with Businesses Trading as a Going Concern

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



100-Seater Restaurant, 12 En-Suite Bedroomed Hotel and Manager's Accommodation, Extending to Over 6,000sqft on 0.3 Acres in Popular Village Customer Parking, Rear Gardens

For Sale Freehold with Vacant Possession  
£495,000 Trading as a Going Concern, Subject to Contract

## Location...

The historic market town of Spilsby has a population of around 4,000 residents has a rich history linked to the Manor of Eresby 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 12 bedroomed hotel business along with spacious managers accommodation, gardens and parking.

With no other sit-down restaurant within a 15 mile radius this business trades well and also offers a delivery service to the surrounding areas for those not wishing to dine in. The business is included in the sale and can be bought Trading as a Going Concern.

## Accommodation...

### Restaurant

The Entrance Foyer leads to the main area having a reception bar, takeaway area and restaurant seating. WCs and patio doors to the rear patio and gardens complete the customer facing accommodation.

There is fully fitted commercial kitchen including range with 4 woks, duck fryer, duck cooker, various stainless-steel ovens, warmers and Bain Marie. Various storage and food preparation areas form the remainder of the ground floor restaurant offering.

### Hotel

At the side of the property there is a separate hotel entrance with a small reception area and access to the 12 en-suite hotel rooms, spacious managers accommodations, storage and ancillary areas for the running of the hotel business.

## Outside...

A gated entrance leads to a gravelled parking and storage area with space for over 20 vehicles.

To the side and rear is a large lawned garden with stores, large pond with water feature and bridge, greenhouses and raised beds and a patio.

## 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. Details of the businesses are available on request. Full inventory available on request.

## Outgoings...

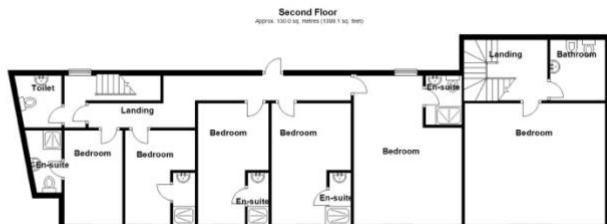
The restaurant has a Rateable Value of £13,250. The hotel has a Rateable Value of £3,950. Full details are available on the VOA website. The manager's accommodation is rated at Council Tax Band A with East Lindsey District Council.

## 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.  
[sales@poyntons.com](mailto:sales@poyntons.com) | [poyntons.com](http://poyntons.com)





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