

WILLSONS

CHARTERED SURVEYORS



Stepping Stones Cafe, 1a Marine Avenue,
SUTTON ON SEA

£165,000



- Well Established Cafe/Coffee Shop
- Modern Building
- Good Trading Location
- Modern Equipment
- Long Established Business with High Reputation
- Includes Fixtures & Fittings
- Viewing Highly Recommended

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**Stepping Stones Cafe,
1a Marine Avenue,
Sutton on Sea,
LN12 2ND**

“ Agent’s Comments ”

For sale as a going concern this well established cafe/coffee shop offering one of the best trading locations in Sutton on Sea with frontage directly to the main car park in the resort.

About the Area

Sutton-on-Sea with its sandy beaches is situated on the east Lincolnshire Coast. There is a range of facilities including primary school, doctors surgery, range of shops & businesses being mainly local, along with a variety of eateries and takeaways. The seaside town of Mablethorpe is situated approx. 3 miles to the north & has additional amenities including a cinema and sports centre. Secondary schools both Grammar and comprehensive can be found at the market town of Alford approx. 6 miles away.



FOR SALE AS A GOING CONCERN

A well established cafe/Coffee Shop offering one of the best trading locations in Sutton on Se with frontage directly to the main car park in the resort and then with outlook to the main pullover to the sea front. The modern building constructed of brick with the pitched roof covered in tiles.

CAFE/COFFEE SHOP

23' 0" x 16' 0" (7.01m x 4.87m) with serving counter, front and side display windows with sealed unit double glazing set into white uPVC framework, matching front door with high level window to the opposite wall, feature lighting, high level cupboards

PRINCIPAL INVENTORY

tables and chairs to provide 22 covers, glass fronted cool display, further display stands, two refrigerators, Lincat boiler; coffee machine; all cutlery crockery etc

SEPARATE W.C.

with low level suite, handbasin (H&C), extractor unit, wall mounted mirrors

KITCHEN/PREPARATION AREA

23' 0" x 6' 0" (7.01m x 1.83m) with fitted cupboards, twin bowl stainless steel sink unit (H&C), shelving; Main gas fired boiler supplying the hot water.

INCLUSIONS

The kitchen is fitted with modern stainless steel units to include commercial cooker, stainless steel back and commercial extractor unit above, two microwave ovens, stainless steel tables, freezer unit, all pots pans cutlery crockery etc

OUTSIDE

There is a wide block paved area with the car park identified beyond the feature flower beds. Here although this walkway does not belong to the property no objection has been raised to the vendors siting further tables and chairs for external use and to provide a further 14 covers. Frontage to Marine Avenue has a further open area with decking. To the rear of the building is a shared walkway that connects the High Street, and the paved area to the rear of the building houses a wooden shed.



SERVICES

We understand that all mains services are connected to the property.

THE BUSINESS

is long established and carries a very high reputation. Run by the present owners for the past ten years or so it is for sale only due to ill health. Operating as a cafe/coffee shop it offers one of the best and lucrative locations in the resort. It opens from 9am to 4.30 (ish) seven days a week but closes January/February for a winter break. It is felt that there is much further potential via extended opening times. Up to four part time staff are employed and again the reason for sale commits to a manager resulting in a higher salary outgoing. Accounts are available to genuine applicants but only after inspection. The business carries a food hygiene rating 5. In conclusion therefore a well established lucrative business in a modern property and fully equipped with modern equipment.

BUSINESS RATES

Rateable value £3,000 Rates Payable £1452.00. Rates are payable to East Lindsey District Council Tel: 01507 601111

TENURE & POSSESSION

The property is Freehold with vacant possession upon completion.

VIEWING

As the business is fully trading it will be understood that prior appointments to view are essential and must be made via our Mablethorpe Office Tel: 01507 478297

DIRECTIONS

From our office in Victoria Road, turn left. Keep on the A52 heading towards Sutton on Sea, when approaching the High Street you will see the main car park on your right, Stepping Stones is situated towards the rear of the car park on Marine Avenue.



Our Offices

Willsons are an independent professional firm with offices covering the Lincolnshire Wolds to the Sea providing local knowledge and a personal touch.

- Estate Agency *Residential – Commercial – Agricultural*
- Land Agency
- Letting & Property Management
- Valuations
- Auction Sales *Furniture & Effects – Farm Machinery – Livestock – Property*



VIEWING Care should be taken when viewing; you enter at your own risk. **MEASUREMENTS AND PHOTOGRAPHS** Room sizes and photographs are provided for guidance only and should not be relied upon. **SERVICES** 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.



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