



## Watts For Tea, Grainthorpe Mill, Grainthorpe, Lincolnshire, LN11 7HX £200,000

A superb opportunity to acquire the FREEHOLD of a successful tea room business which was once the village mill & bake shop & retains a great deal of character along with the remains of the brick built windmill tower. The tea rooms are available with the option of purchasing just the property at £200,000 or the property and business for £265,000 EPC Rating C

- Converted in 2015
- Indoor seating for 20
- Parking area & garden
- Remains of mill tower
- Planning permission for a double garage
- EPC rating C

The current owners established the business in February 2016 having converted & renovated the original coach houses & barns to the mill providing an attractive & characterful premises located on the A1031 coastal road from Grimsby with a good passing trade. The Tearooms include a fully equipped kitchen, indoor seating together with outdoor seating, ancillary w/c, first floor storage rooms & three useful ground floor stores with potential for further expansion. The spacious grounds include off street parking, further outdoor seating area for around 16 covers & the remains of the historic Windmill tower. The premises have been awarded the highest food hygiene rating of 5 & has a Trip Advisor rating of 5 as of the date of listing as well as its own website & facebook following and has a good level of net profits since opening in 2016.

### Accommodation

#### Entrance/ Seating area 15'0" x 9'9" (4.58m x 2.96m)

With part panel glazed entrance door, Victorian style pine serving counter, large Polar glass fronted fridge & Polar cake display fridge, Sanremo Capri 2 Group Espresso Machine bean grinder & knock out draw, Sharp till, Pannini Machine & two fridges

#### Seating area 15'6" max x 31'9" max (4.72 max x 9.69 max)

With timber ceiling beam, large timber frame Double glazed arched windows & external door, wood burning stove & terracotta health , under stairs cupboard, stairs to first floor.

#### Kitchen & Prep room 14'3" x 8'4" & 4.61 x 4'4" (4.35 x 2.54 & 4.61 x 1.32)

Ully equipped with double stainless steel sink uni, Smeg 5 burner LPG domestic range cooker & extractor hood, stainless steel prep table, serving hatch, large Polar larder fridge, large chest freezer, double table top electric fryer, Bain Marie, commercial dish washer, 4 slot toaster, 3 metal racking shelves.

### First Floor

#### Store Room 28'10" x 15'2" max (8.80 x 4.63 max)

With plaster walls & ceiling, power & lighting & access to roof space

#### Store room Two 14'6" x 15'2" max (4.43 x 4.63 max)

### Outside

The spacious grounds include approximately 16 outside covers, gravel driveway & parking area, paved patio & picnic table. The remains of the 19th century Grainthorpe Windmil tower without its mill cap which provides an interesting focal point & has great potential for redevelopment as additional accommodation to the tearooms subject to obtaining Local authority consent.

#### Attached store room One 16'3" x 9'6" (4.95 x 2.90)

#### Attached store room Two 16'3" x 9'6" (4.95 x 2.90)

#### Attached store room Three 16'3" x 9'10" (4.95 x 3.00)

### Services

We understand that the property has mains water, electricity & drainage

### Ratable value

According to the 2017 valuation list the property has a rateable value of £2,200.00

### VAT

Please note that the seller may elect to charge VAT on top of the purchase price.

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### PLEASE NOTE:

If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale.

These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.



Regulated by the RICS

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