



The Corner House

9 High Street, Sutton on Sea, Mablethorpe, Lincolnshire LN12 2EY

Freehold £325,000

- High Street café close to the seafront
- Popular Lincolnshire coastal resort town
- Three internal trade areas and commercial kitchen
- Private accommodation with 5 double bedrooms
- Front trade patio, single garage and driveway
- Established business - same owners since 1956

Ref: 94660

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SP Sidney
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LOCATION

The Corner House is located in a prime position just off the seafront in one of Lincolnshire's most sought-after seaside destinations, Sutton on Sea. Located 2.4 miles south of Mablethorpe, 14.1 miles north of Skegness and 41.6 miles east of Lincoln, the area boasts large stretches of sandy beaches, attractive gardens and an abundance of seaside attractions.

The property is situated on the high street, only a short walk from the seafront. The area benefits from a multitude of amenities including a medical centre, a variety of supermarkets, a veterinary surgery and a plethora of guesthouse/B&Bs. There is also a memorial garden dedicated to Diana Princess of Wales. For further information regarding the location visit www.suttononsea.info.

The Corner House occupies a three-storey, semi-detached brick building under tile roof which is purported to date back to the early 1900s.

TRADE AREAS

FRONT SEATING AREA with seating for 15, carpet flooring and wooden service counter with kitchenette behind. CENTRAL SEATING AREA with seating for 24, carpet flooring and staircase to the first floor. REAR SEATING AREA with seating for 20, carpet flooring, access to a unisex TOILET and entry to a STOREROOM/GARAGE. Fully-fitted COMMERCIAL KITCHEN.

OWNERS ACCOMMODATION

FIRST FLOOR:

DOUBLE BEDROOM/DINING ROOM. LOUNGE. KITCHEN/DINER. BATHROOM with separate SHOWER CUBICLE. Separate WC.

SECOND/TOP FLOOR:

FOUR DOUBLE BEDROOMS.

EXTERNAL

Front TRADE PATIO with bench seating for 18. Rear DRIVEWAY with space for 1 vehicle. BIN STORE and single integral GARAGE currently utilised as a store room.

THE BUSINESS

Our clients have owned and operated The Corner House since 1956 and are now offering the property to the market in order to retire.

The Corner House is operated by our husband and wife clients with three part-time members of staff. The kitchen provides a traditional 'light bites' menu which includes sandwiches, pastries and fresh cream scones.

There is the opportunity for a new operator to increase the currently limited trading hours, as well as diversifying the style of trade from a daytime coffee shop to a more evening focused restaurant or bar, taking full advantage of the alcohol licence.



TENURE & PRICE

FREEHOLD £325,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

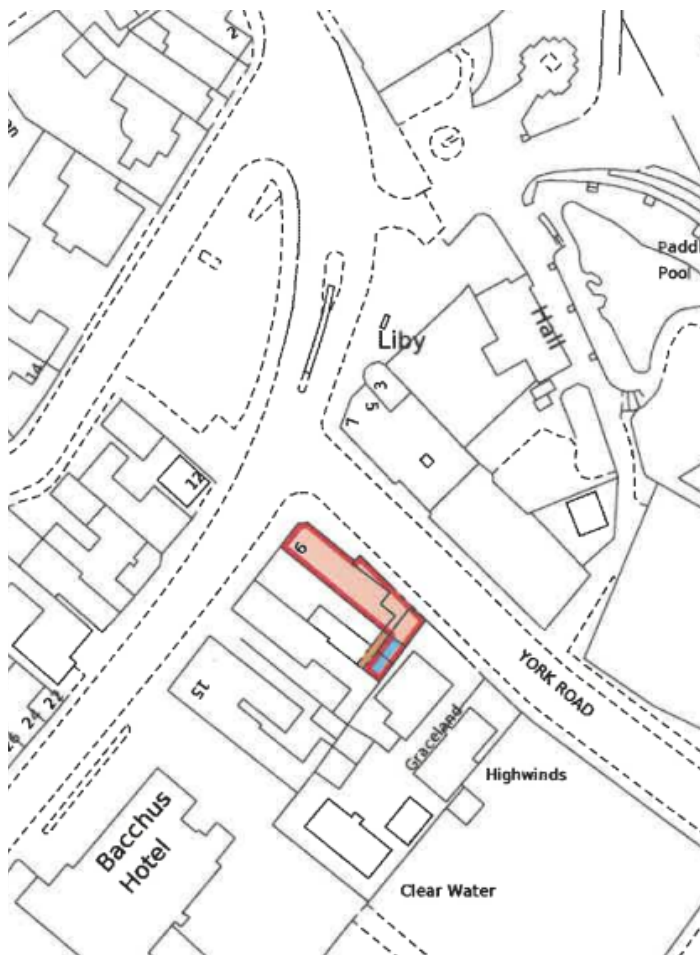
A full Premises Licence is held allowing the sale of alcohol.

SERVICES

All mains services are connected. The property also benefits from a fire alarm.

Local Authority: East Lindsey District Council

Rateable Value as at 01 April 2023: £6,300



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126-150 **F**

Over 150 **G**

52 C

EPC Reference: 5863-9331-2191-2050-4265

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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