



SUBSTANTIAL HOTEL, ADJACENT TO A UK TOP 100 GOLF COURSE, YEAR ROUND COASTAL RESORT, 28 E/S BEDROOMS, BAR DINER, WEDDINGS/FUNCTIONS, RETAIL LETTING UNITS, PLANS FOR 9 S/C APARTMENTS.



The Hatters, Drummond Road, Skegness, Lincolnshire, PE25 3AB

GUIDE PRICE £925,000

FREEHOLD

LOCATION

Amongst the best locations in the thriving year round resort of Skegness, adjacent golf course, short walk to town centre & beaches.

VIEWING ARRANGEMENTS

Strictly by appointment only via Davey Co, email sales@daveyco.com, call 0333 200 8788 or via the web at daveyco.com.

NOTTINGHAM | OXFORD | LEEDS

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TOP 50 GASTROPUBS



THE BUSINESS

An interesting business and development opportunity of substantial depth. This significant site offers potential for conversion of the letting bedrooms to provide 9 self contained apartments comprising a mix of 2, 3 and 4 bedroom units. Currently trading bar, dining, pool/club room and a weddings/events/ functions suite opening onto private level ground lawned garden trading facility. Client happy to consider part exchange property.

THE PREMISES & TRADING FACILITIES

The existing facilities provide 28 themed en-suite twin/double letting bedrooms, a lounge bar diner for around 70, restaurant for 45 plus, pool/games room with 3 full size pool tables and a weddings/function/ events suite for around 120 which opens onto level ground lawned gardens and seating terrace areas. Fully equipped commercial catering kitchen facility and excellent ancillary areas. Large car park. There are also 2 retail letting units with independent access.

TRADE FIXTURES & FITTINGS

We are advised the fixtures and fittings are substantially free of loan, hire purchase and lease agreements.

TENURE

Freehold.

VAT

All matters relating to VAT are reserved and VAT is payable if and where appropriate at the standard rate.

EPC

The energy rating is E.

GUIDE PRICE

£925,000 for the freehold premises, the goodwill of the business and trade fixtures and fittings. Stock to be purchased separately at valuation. NOTE: Client will consider part exchange property, any location or use, subject to their approval.

REFUNDABLE DEPOSITS

Our policy is for the buyer to lodge a preliminary, fully refundable deposit as an act of good faith, commitment and ability to proceed. In the unlikely event of the sale not proceeding to exchange of contracts for any reason we will refund the deposit on request.

MONEY LAUNDERING

As with all business agents, Davey Co is subject to the Money Laundering Regulations 2007. This means that we have to obtain and hold identification and proof of address for all buyers.



These particulars are drafted for guide purposes only and cannot be relied upon for their accuracy. Our clients have provided the trading information given.