



Jesters Bar

Ref: 5752373

7 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF

Freehold: £400,000

Leasehold: £50,000, Annual Rent: £35,000

A town centre sports bar

Friendly and relaxed all year-round venue

Well maintained and positioned

Generous internal seating capacity

Outbuildings and storage

Energy rating C





Location

The venue is set on Victoria Street in the heart of Mablethorpe, a short distance from the front and ideally placed for visitors to the area or local residents. Mablethorpe is a busy seaside town located on the east coast with East Lindsey in which a reported benefit of over £160m was spent in cafes, restaurants and bars in 2022. The area has a popular beach frontage, numerous caravan and holiday parks as well as circa 7,500 local residents.

Description

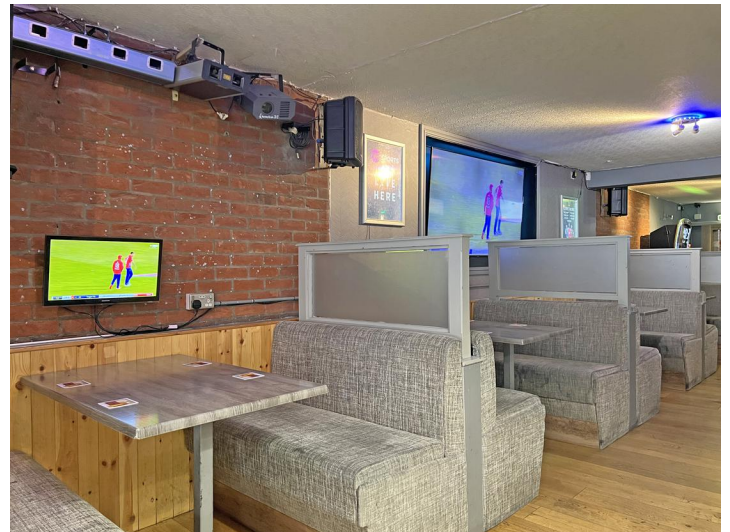
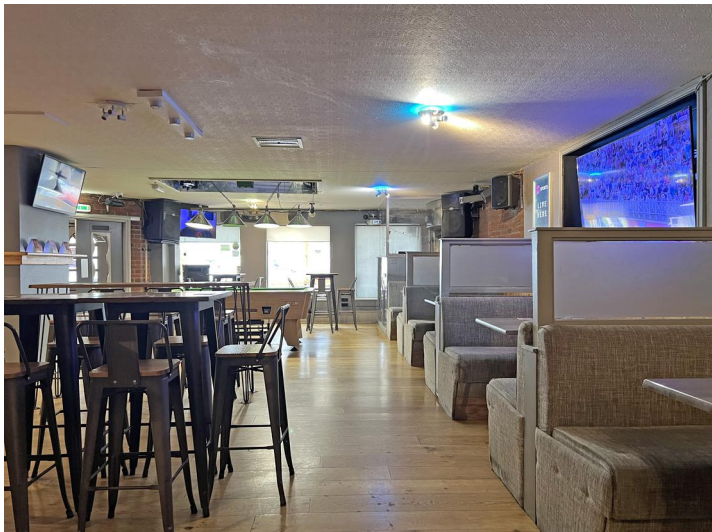
To the front of the venue there is a good sized external covered seating area which leads to the main bar area. This is a fantastic size with a large bar servery, seating booths, tables, pool tables, dart boards all surrounded by good sized televisions showing a range of sporting events. To the rear there is a further bar area ideal for parties, theme nights and party functions, this area leads to a second outside seating area. To the ground floor there is a cellar, customer toilets and an extensive storage area which could be potentially used to extend the capacity or converted into a commercial kitchen (subject to the normal permissions).

Tenure

We are seeking either a Freehold Sale or a new Lease to be granted by the landlord.

Fixtures & Fittings

These are to be included within the sale.



The Opportunity

Jesters Bar is a family run sports bar located in the heart of Mablethorpe. It is a long-established business with a strong wet lead trade with c.270-300 beer barrels being consumed per annum, a 4am licence, flexible seating areas internally and with 2 outside spaces. It has been well maintained and constantly improved by the owners and is fans favourite for watching popular sports. There is further opportunity to expand and diversify the venue due to its large storage areas and outbuildings which would lead to further adding to its already strong financial performance. Viewing is therefore strongly recommended.

Trading Information

The accounts for March 2023 show a Turnover of just over £400,000, Gross Profit of over £100,000 and Net Profit of £43,535 and an EBITDA of over £65,000. These accounts are available on request to serious, pre-registered interested parties only.

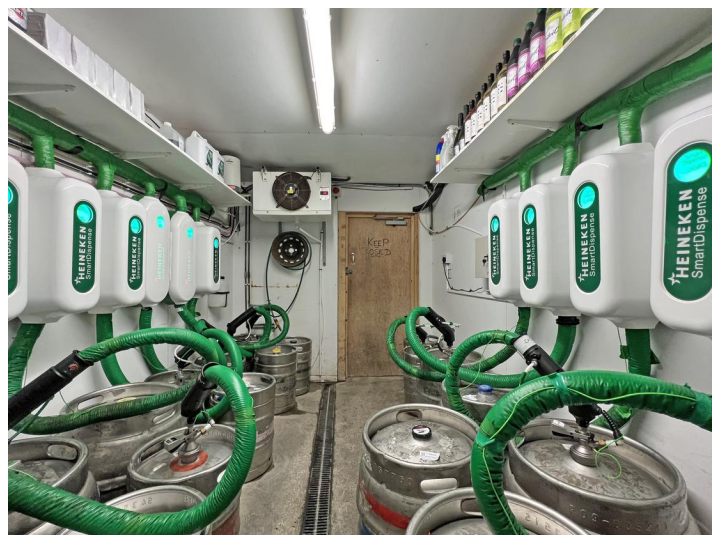
Regulatory

The Premises is fully licenced and free of tie.



Business Rates

Rateable value £25,500 from 1st April 2023.





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Business Agent

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Nottingham

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only, June 2025

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