

THE STEAMBOAT COOKHOUSE & PUB

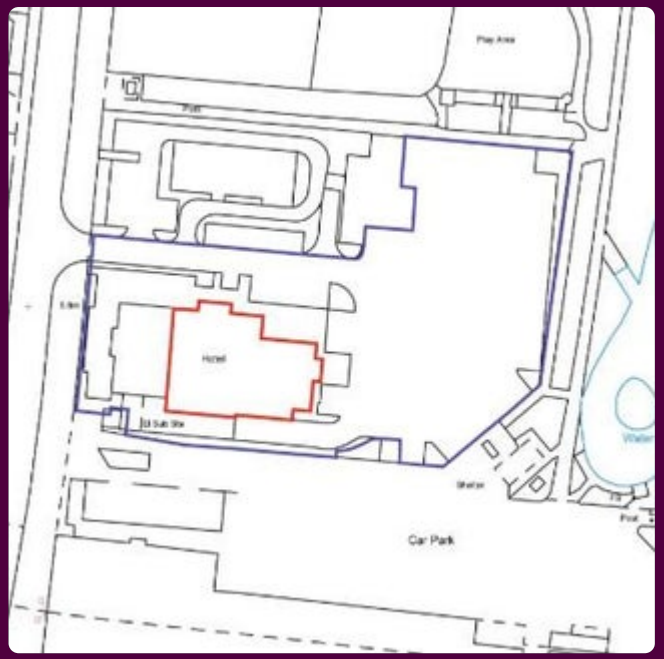
Skegness Seafront, Skegness, PE25 3HH

LONG LEASEHOLD: £475,000 PLUS VAT | REF: 5760523

KEY HIGHLIGHTS

- Turnkey Restaurant
- Located within a Premier Inn (80 rooms)
- c. 270 covers including external
- Strong tourist destination
- Modern fit-out - opened in 2019
- Energy rating B



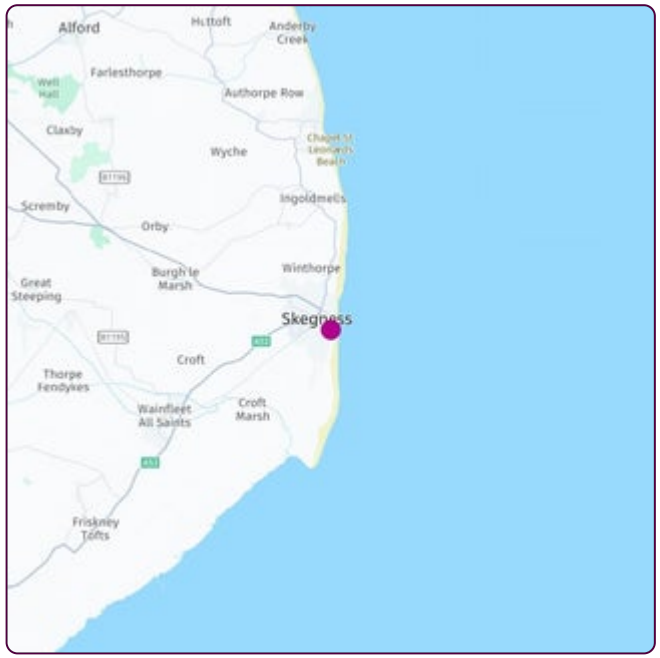


LOCATION

The Steamboat Cookhouse + Pub occupies a prominent seafront position in the heart of Skegness, one of Lincolnshire's most established coastal resort towns.

Situated on Skegness seafront, The Steamboat is located within a Premier Inn hotel, and benefits from high levels of year-round footfall generated by tourists, day visitors and local residents. The venue is within a short walking distance of key attractions including Skegness Pier, Pleasure Beach, Natureland Seal Sanctuary and the town's extensive sandy beach, making it ideally positioned to capture both food-led and wet-led trade.

Skegness remains a popular east coast holiday destination, attracting significant visitor numbers throughout the peak summer season while also serving a substantial local catchment population.



DESCRIPTION

The Steamboat Cookhouse + Pub is a substantial, purpose-built restaurant and bar occupying a prominent seafront location.

Designed in the modern and welcoming Cookhouse + Pub style, the venue provides a relaxed, family-friendly environment with extensive internal dining areas complemented by attractive outdoor seating.

The restaurant is located within a modern Premier Inn, which opened to the public in 2019.

* Sale price is subject to VAT





STAFF

The property is being offered for sale as a going concern. Relevant staffing details are available within the data room for review by qualified parties.

TRADING HOURS

Monday - Friday: 6:30am - 11pm
Saturday: 7am - 11pm
Sunday: 7am - 10:30pm



TRADING INFORMATION

Trading information is available exclusively to qualified buyers via a secure data room. Access is subject to the execution of a signed Non-Disclosure Agreement (NDA). For further details, please contact the appointed agent.

TENURE

Premises Licence.

EXTERNAL DETAILS

The site shares a large car park with the Premier Inn, with ANPR cameras.

There are 12 picnic benches totalling 96 external covers, located to the front and side.

FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity, brand name, third-party owned or on the excluded list (see "Terms of Disposal" document) may be removed from the property prior to, or shortly after, completion.

T&C'S LINK

Click Here for Terms and Conditions





INTERNAL DETAILS

The pub's design is focused on maximised covers, with the following configuration:

- Welcome station upon entrance
- Central bar servery with breakfast station
- Open grill kitchen
- Casual seating near the bar, with a mixture of bar stool and arm chair seating totalling c.00 covers
- Three large dining areas totalling c.155 internal covers, with varied partitions offering flexibility for functions & larger bookings
- Customer WCs

Ancilliary areas include a commercial kitchen, cellar, pot wash, bottle store, cellar, staff facilities and further storage.

THE OPPORTUNITY

This represents a rare opportunity to acquire a modern, fully fitted, large-scale licensed restaurant on a prime spot for a major tourist location.

The property offers:

- A turnkey operation, significantly reducing initial capital expenditure
- Continued use as a family & tourist dining venue
- Potential for alternative branded or independent concepts, subject to the necessary consents
- Scope to enhance trade through events, re-branding and menu development



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

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.

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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