



Seayr Hotel

25 South Road, Chapel St Leonards, Skegness, Lincolnshire, PE24 5TL

Freehold offers over £250,000

- Located in Chapel St. Leonards, Lincolnshire
- Close to beachfront and seaside amenities
- 7 double bedroom guesthouse with car park (6)
- 3 distinct guest areas, catering kitchen and bar
- Additional one double bedroom private annexe
- Profitable business - same ownership since 2016

Ref: 6481

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LOCATION

The Seayr Hotel is situated in the coastal village and north sea beach resort of Chapel St. Leonards, located approximately 5 miles north of Skegness, 3 miles north of Ingoldmells and 39 miles east of the county capital city of Lincoln.

Due to its close proximity to the coast and several miles of beachline, Chapel St. Leonards is renowned for caravan park and campsite holidays, attracting visitors all year round. Nearby tourist attractions include the Fantasy Island Theme Park, Lincolnshire Wolds Area of Outstanding Natural Beauty and the North Sea Observatory built in 2018. The village benefits from a number of public houses, convenience stores and a hospital.

The Seayr Hotel occupies a two-storey detached brick building under slate tile roof and benefits from being only a short walk from the beach front and main amenities.

TRADE AREAS

GROUND FLOOR

Entrance porch with carpet flooring and seating for 4. Inner hall with carpet flooring under stairs storage cupboard and stairs rising to the first floor letting accommodation. GUESTS LOUNGE with seating for 20, carpet flooring, and electric feature fireplace. RECEPTION AREA/BAR with wooden BAR SERVERY/RECEPTION DESK and private toilet. PRIVATE LOUNGE with carpet flooring and seating for 6. BREAKFAST ROOM with seating for 24. COMMUNAL BREAKFAST BAR and carpet flooring. DINING ROOM/Private OWNERS DOUBLE BEDROOM (could be converted back into additional trade space).

Fully fitted CATERING KITCHEN. Sheltered COURTYARD/CONSERVATORY with games area and pool table, concrete flooring, ceiling fan, and external side access door.

LETTING ACCOMMODATION

GROUND FLOOR : COMMUNAL STORE AND LAUNDRY ROOMS.

DETACHED SINGLE-STOREY ANNEXE

DOUBLE BEDROOM. LOUNGE/DRESSING ROOM. BATHROOM (currently used as a dressing room/storage) although could be used as additional letting space or used as private accommodation.

BEDROOM 7 Double with shower en-suite. private front entrance. FRONT SEATING/PATIO AREA.

FIRST FLOOR

LANDING WITH BALCONY allowing seating for 3.

BEDROOM 1 - Double with shower en-suite. Shared balcony with Room 5.
BEDROOM 2 - Double with shower en-suite. Private balcony
BEDROOM 3 - Family room with shared separate bathroom with Room 4
BEDROOM 4 - Double with shared separate bathroom with Room 3
BEDROOM 5 - Double with shower en-suite. Shared balcony with Room 1
BEDROOM 6 - Family room with shower en-suite

EXTERNAL

Front CAR PARK with space for 6 vehicles. Oil tank. Storage shed/"lean to".

THE BUSINESS

Our client has owned and operated the Seayr Hotel since October 2016 and during this time has created a successful repeat business seaside venue. The property currently operates as a Guesthouse/Bed & Breakfast offering 7 attractive guest rooms all including tea and coffee making facilities and a flat screen television. The business's main clientele comprises mature over 50's who are in search of traditional accommodation; usually grandparents of family holiday makers who are staying at one of the many surrounding caravan parks/holiday resorts.

The property offers masses of potential for a new operator to develop the currently limited drinks offering by way of the bar located in the reception area, as well as expanding the current menu which is available during breakfast times only. There is also scope to increase the bedroom numbers with only 7 of the 8 bedrooms currently being used as letting accommodation. The other is used as a dressing room/store area/potential owners accommodation. The current owner's bedroom, located in the dining room, also offers the potential to convert back into additional trade space.

It is in our opinion that the introduction of community and entertainment events would lead to an increase in turnover and subsequent profits. The business is currently supported by a dynamic website and social media accounts which will be passed over to the subsequent buyer on completion.

Turnover for the year end March 2020 stood at £46,517, resulting in a net profit of £16,528. Further accounting detail will be made available to serious parties following a formal viewing.

TENURE & PRICE

FREEHOLD OFFERS OVER £250,000 to include fixtures, fittings and goodwill. 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 supply of alcohol between the hours of:

11:00-23:00 Monday to Sunday.

SERVICES

All mains services are connected. Oil fired central heating. The property also benefits from a fire alarm.

LOCAL AUTHORITY

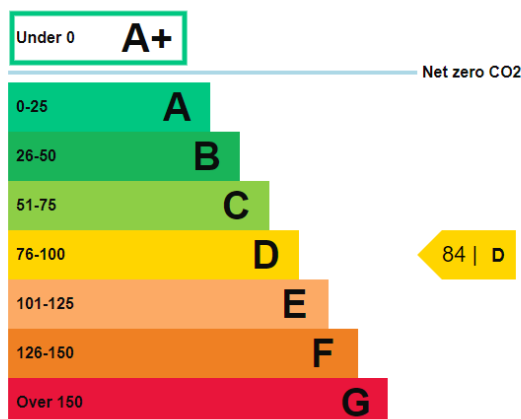
East Lindsey District Council
Tedder Hall
Manby Park
Louth
Lincolnshire LN11 8UP

Rateable Value: To be confirmed.



Energy efficiency rating for this property

This property's current energy rating is D.



BUSINESS MORTGAGES

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EPC Reference: 0740-0037-5009-5921-3006

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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