



## Aura Guest House

22 The Boulevard, Mablethorpe, Lincolnshire LN12 2AD

**Tenure:** Freehold

**Price:** £399,000

**Ref:** 96019

**Sidney  
Phillips**  
Leisure & Hospitality Specialists



## Key Features

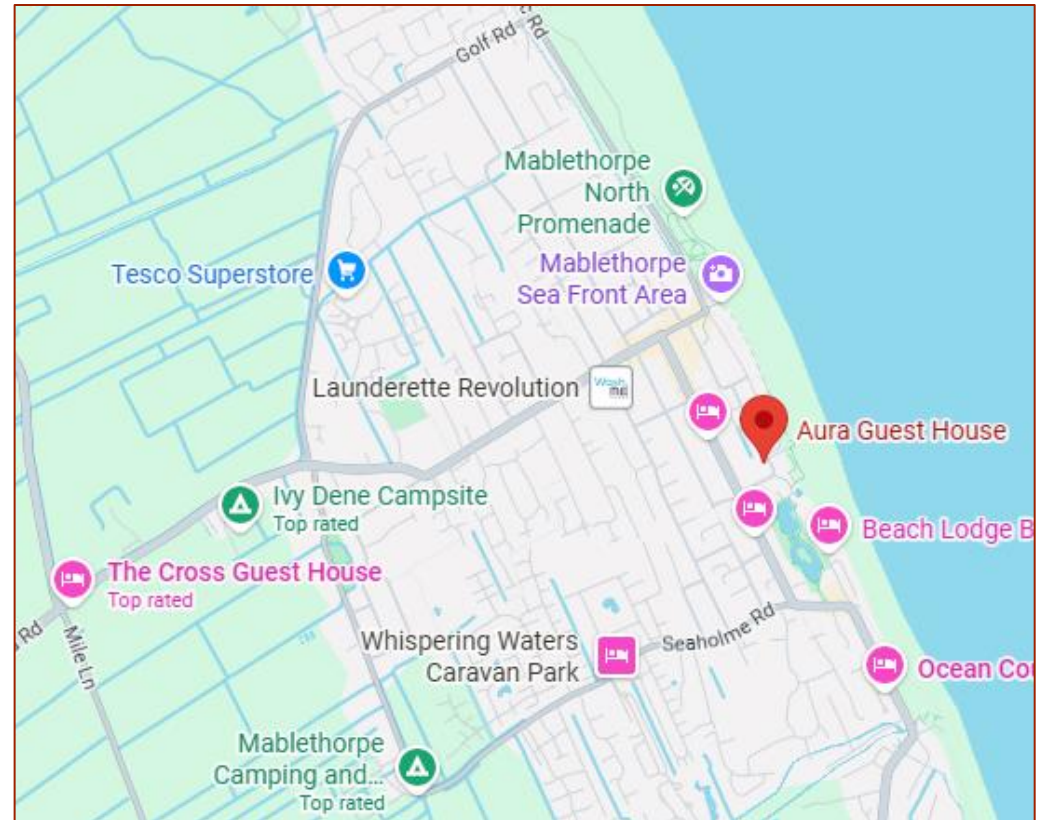
- 7 bedroom, detached, two-storey guest house
- 1 bedroom private owner's accommodation
- Car park and driveway for 7 vehicles
- Enclosed rear patio with garage and bike port
- Over £150,000+ of improvements made in 2025
- Lifestyle business with consistent repeat custom

## Location

The Aura Guest House is situated in the seaside resort town of Mablethorpe on Lincolnshire's east coast. The town is located approximately 17 miles north of Skegness, 15 miles east of Louth and 37 miles northeast of Lincoln. According to the 2021 census, the town has a population of 12,669.

Mablethorpe benefits from a variety of notable attractions which include a fairground, a seal sanctuary and wildlife centre, a cinema, a skatepark and a number of amusement arcades (the latter are located to the rear of its wide, sandy beachfront). The town also has amenities which include a medical practice, supermarkets, fuel stations and a primary school. The town attracts an estimated 76,248 day visitors annually.

The Aura Guest House occupies a two storey, detached, fully triple glazed, brick building under a part pitched tile and part flat felt roof. The property benefits from being located on The Boulevard, only 100 meters away from the beach and a short walk into town.



## Trade Areas

FRONT ENTRANCE HALL with carpet flooring, staircase to the first floor, understairs storage cupboard, guest TOILET and access to the breakfast room/bar. The BREAKFAST ROOM/BAR has seating for 20, carpet flooring and a wooden reception desk/bar servery, behind which is a kitchen. The KITCHEN is utilised for both commercial and domestic use. SIDE HALL/UTILITY ROOM and entry to the private accommodation.

## Owners Accommodation

Located on the ground floor:

DOUBLE BEDROOM with DRESSING AREA. OFFICE. LOUNGE/DINER with log burner and rear door to the patio. Enclosed and gated REAR PATIO which includes a wooden storage shed as well as a BIKE PORT and a SINGLE GARAGE, both of which benefit from power and lighting.

## Letting Accommodation

GROUND FLOOR

- TWIN BEDROOM with SHOWER EN SUITE.

FIRST FLOOR

- DOUBLE BEDROOM with SHOWER EN SUITE.
- DOUBLE BEDROOM with SHOWER EN SUITE.
- DOUBLE BEDROOM with SHOWER EN SUITE.
- DOUBLE BEDROOM with SHOWER EN SUITE.
- DOUBLE BEDROOM with SHOWER EN SUITE.
- TWIN BEDROOM with SHOWER EN SUITE.
- LAUNDRY ROOM.
- BOILER CUPBOARD.

## External

Front CAR PARK with lined spaces for 4 vehicles. Side DRIVEWAY with space for 3 vehicles.





## The Business

Since February 2016, Aura Guest House has been under our client's ownership. The business is operated as a destination, coastal resort guest house which enjoys much repeat business from a variety of guests including mature couples, holidaymakers and those needing a base when visiting friends and family in the area. Contractors employed in the decommissioning of the nearby Theddlethorpe Gas Terminal also frequent the premises.

There is scope for a new operator to increase the business's income by advertising on Booking.com, creating a dedicated website and utilising the ground floor private accommodation as additional letting space, should they not need to live 'on site'. Although a cooked breakfast menu is currently available to guests, the opportunity to introduce an evening meal service, as well as allowing 'walk in' trade, could also be considered.

The premises are currently operated as a lifestyle business and, as such, we believe this opportunity to be ideal for a purchaser looking for the same. Our client informs us that in 2025, the property underwent an extensive refurbishment which included upgrades to the en suites, bedrooms, roofs, windows and external areas. The renovation totalled in the region of £150,000.

Accounting detail will be made available to serious parties following a formal viewing. The business is currently supported by a dynamic website and social media accounts which will be passed over to the buyer on completion.







## Tenure & Price

**FREEHOLD Asking Price: £425,000** to include goodwill, 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.

## Licences

No Premises Licence is held. The purchaser will need to apply to the Local Authority for a licence if they wish to sell alcohol.

## Services

All mains services are connected. The property also benefits from fire and burglar alarms, as well as a 16 camera CCTV security system.

Rateable Value: £4,900. Local Authority: East Lindsey District Council.



awaiting  
epc



## Midlands

01981 250333

midlands@sidneyphillips.co.uk



## London & South East

01892 725900

southeast@sidneyphillips.co.uk



## Eastern Counties

01522 500059

east@sidneyphillips.co.uk



## Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



## Wales

01981 250333

wales@sidneyphillips.co.uk



## North West

01512 204879

northwest@sidneyphillips.co.uk



## Northern Counties

01434 607841

north@sidneyphillips.co.uk



## Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



## Wessex

01460 259100

wessex@sidneyphillips.co.uk



## Europe

01892 725900

europe@sidneyphillips.co.uk

## Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

## Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.