



Moonside Rooms

34 Scarborough Avenue, Skegness, Lincolnshire, PE25 2TA

Tenure: Freehold

Price: £230,000

Ref: 95192

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Located just off the busy seafront
- Guest house with ten en suite bedrooms
- Front patio, rear yard and car park (4)
- Domestic/staff kitchen and office
- Laundry room and basement cellar
- Scope to introduce a food offering

Location

Moonside Rooms are situated on Scarborough Avenue in the seaside resort town of Skegness, on Lincolnshire's east coast. The town is 41 miles east of the county capital and cathedral city of Lincoln, 22 north-east of the small port town of Boston and 7 east of the magnificent Lincolnshire Wolds, an Area of Outstanding Natural Beauty (AONB). The town benefits from excellent road links with the A52 passing through the town from Boston to Mablethorpe and the A158 connecting Lincoln to Skegness. The A16 is found to the north-west of the town via the A1028.

The town is served by the local Skegness railway station which is the terminus for the Grantham to Skegness line. Trains run the full length of this and the Nottingham to Grantham line to connect to the East Midlands. Regular town bus services operated by Stagecoach Lincolnshire run along the coast as far as Mablethorpe, as well as inland to both Boston and Lincoln. Skegness benefits from a variety of notable landmarks, attractions and amenities such as Natureland Seal Sanctuary, the Diamond Jubilee Clock Tower (built in 1898) and the 129 yards long pier, all of which are only a short walk from the property. The town also has a variety of primary and secondary schools, as well as a hospital and a number of shopping outlets.

The Property

Moonside Rooms (formerly known as Sunnyside Accommodation) occupy a three storey, semi detached, fully double glazed, brick building under a pitched tile roof. The property benefits from being only a short walk from the town's main amenities and seafront.



Ground Floor

ENTRANCE HALL with carpet flooring and staircase to the first floor. OFFICE. STAFF KITCHEN with two STORAGE CUPBOARDS. LAUNDRY ROOM with rear external access to the trade patio stairs which lead down to a BASEMENT CELLAR which comprises four storage rooms.

ACCOMMODATION

GROUND FLOOR: TWO DOUBLE BEDROOMS, each with SHOWER EN SUITE. ONE DOUBLE BEDROOM with BATHROOM EN SUITE.

First Floor

COMMUNAL WC. FIVE DOUBLE BEDROOMS, each with SHOWER EN SUITE.

Second/Top Floor

TWO FAMILY ROOMS, each with SHOWER EN SUITE.

External

Front PATIO. Rear CAR PARK with space for four vehicles. Rear YARD/PATIO.





The Business

Moonside Rooms welcome a variety of guests including business professionals, families, holidaymakers, backpackers and those needing accommodation when attending specific events on the Lincolnshire coast or in the locality.

The business is currently operated by one part time staff member, with the owner acting as an overseer of the business. The property offers a new owner a variety of different options: one of the 3 ground floor bedrooms could be converted into private accommodation for on-site living and/or the currently under utilised kitchen could be used to introduce a food menu. The bedrooms are currently available on a self-service basis, which a new operator may wish to adapt.

Accounting detail will be made available to serious parties following a formal viewing.



The business is currently supported by a number of booking agency accounts which will be passed over to the buyer on completion. In our opinion, the creation of a dedicated website and social media accounts could potentially see an increase in trade.



Tenure & Price

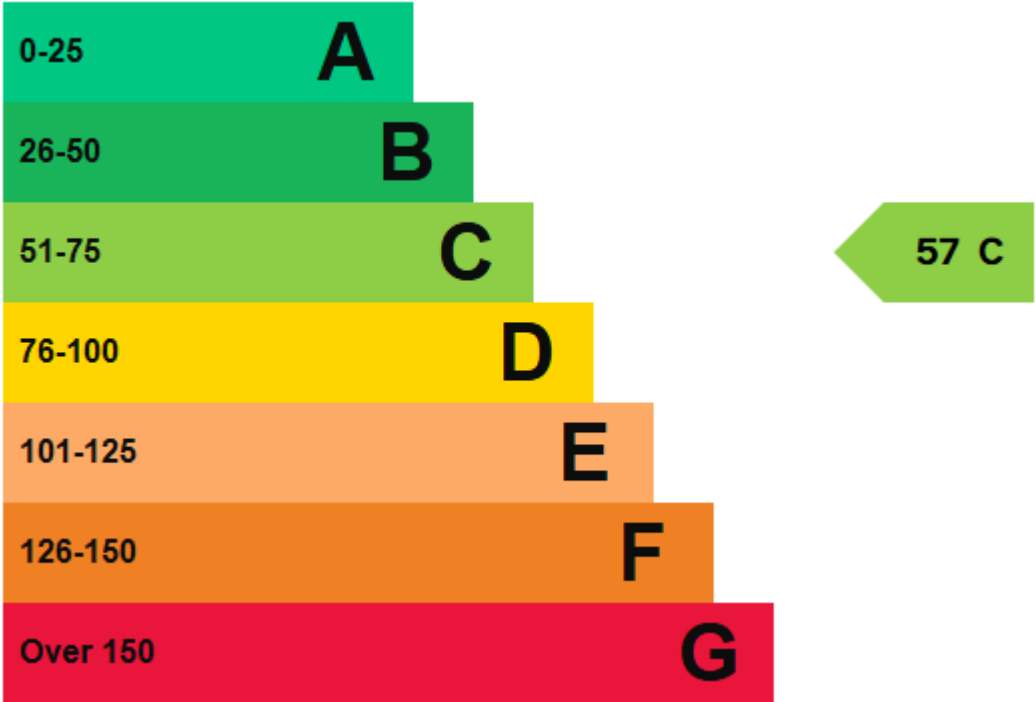
FREEHOLD £230,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.
No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

No Premises Licence is held.

Services

All mains services are connected. The property benefits from a fire alarm as well as a 4 camera CCTV security system.
Rateable Value: £10,500 from 1st April 2026
Local Authority: East Lindsey District Council





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