

## Mixed Leisure, Retail and Residential Investment



### The Louth Hotel, High Street/Victoria Road, Mablethorpe, Lincolnshire LN12 1AF

- Total income £71,572 per annum
- Mixed investment of residential, leisure and retail units
- Asset management and development potential (subject to planning)
- Prominent position in prime town centre

For Sale - £750,000

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### Location

Mablethorpe is a traditional seaside town in Lincolnshire with a large award winning sandy beach, coastal attractions and seaside amusements. It has a range of all year round facilities including school and conventional retailing. Attractions include a Seal Sanctuary, Aqua Park, cinema and The Dunes entertainment complex.

The coastal economy of East Lindsey attracts about 4.5 million visitors every year and contributes more than £600 million to the local economy.

This property is situated on the corner of High Street and Victoria Road in the busy town centre of Mablethorpe midway between the beach and edge of town retail units.

### Description

The Louth Hotel was developed in the early part of the 20th century and has at its core a large a popular public house with manager's flat. Five retail units have been developed facing on to High Street or Victoria Road and former letting rooms at first floor have been divided into three additional flats. AT the rear is a courtyard giving access to a former warehouse building which offers opportunities for further development.

### Tenure

The property is freehold. A schedule of current tenancies as at the date of these particulars is attached.

### Guide price

£750,000.

### VAT

Prices quoted in these particulars are net of VAT. We understand that the vendors have elected to charge VAT.

### Legal Costs

Each party is to be responsible for their own costs of the sale.

### Viewing

Strictly by appointment with the Agent

### Plans

Plans attached to these particulars are for identification purposes only and do not constitute part of the contract. They are not to scale.

### EPC

Louth Hotel, High Street	Rating D
Units 1-2, Louth Hotel, High Street	Rating D
Units 3-4, Louth Hotel, High Street	Rating D
Unit 5, Louth Hotel, High Street	Rating E
Unit 6, Louth Hotel, High Street	Rating E
Unit 7, Louth Hotel, High Street	Rating D
Flat 1, Louth Hotel, High Street	Rating G
Flat 2, Louth Hotel, High Street	Rating F
Flat 3, Louth Hotel, High Street	Rating G
Flat 4, Louth Hotel, High Street	Rating G
Managers Flat, Louth Hotel, High Street	Rating E

For further EPC information please visit our website: [jhwalter.co.uk/property](http://jhwalter.co.uk/property)

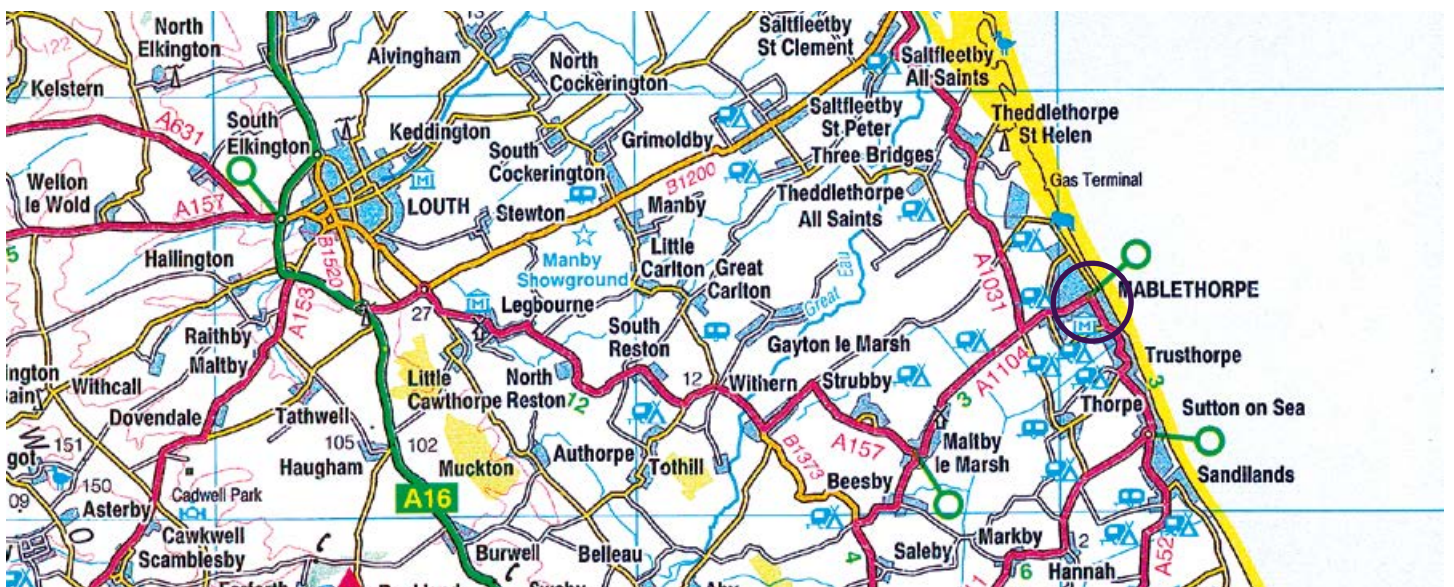
For further information or to arrange a viewing please contact sole agents JHWalter:

William Gaunt BSc (Hons)  
01522 504322  
[williamgaunt@jhwalter.co.uk](mailto:williamgaunt@jhwalter.co.uk)

	Property	Rent	Area (sq ft)	Ancil (sq ft)	Area (m <sup>2</sup> )	Ancil (m <sup>2</sup> )	Notes
Louth Hotel	Louth Hotel Pub (£25,000 plus vat)	25,000	3,534	640	328.3	59.5	
	Manager's Flat (included with the Louth Hotel Pub)	Included	1,520		141.2		Not inspected
	Units 1-2 Louth Hotel Chapmans (£9,000 plus vat)	9,000	843	57	78.3	5.3	
	Units 3-4 Louth Hotel The Bag Shop (£9,072 plus vat)	9,072	686	73	63.7	6.8	
	Unit 5 Louth Hotel ELDC (£4,500 plus vat)	4,500	348	50	32.3	4.6	
	Unit 6 Louth Hotel Pizza King £5,000	5,000	413	57	38.4	5.3	
	Unit 7 Louth Hotel Vanity Box £5,000	5,000	412	35	38.3	3.3	
	Flat 1 Louth Hotel (Flat 2 on plan)	4,800	896		83.2		Not inspected
	Flat 2 Louth Hotel (Flat 3 on plan)	4,500	1,112		103.3		Not inspected
	Flat 3 Louth Hotel (Flat 4 on plan)	4,200	1,205		111.9		Not inspected
	Passing Rent	71,572					

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