



Cherry Tree

Freehold

Offers in the Region of **£275,000** Excluding VAT (if applicable)

Cherry Tree, Skegness Road, Ingoldmells, Lincolnshire, PE25 1JP

AT A GLANCE

- DETACHED TWO STOREY PROPERTY
- CAR PARK FOR c. 35 VEHICLES
- SET IN 0.54 ACRES
- THREE BED DOMESTIC ACCOMMODATION
- POPULAR COASTAL RESORT
- OUTDOOR DRINKING AREAS
- LARGE OPEN PLAN TRADING AREA
- SEPARATE FUNCTION ROOM

Viewing And Further Information

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PROPERTY

The Cherry Tree is a two and single storey brick-built property of rendered elevations beneath pitched tiled and flat roofs. The pub benefits for a large open plan trading area over the ground floor, which is accessible via two separate entrances at either end of the property and one entrance in the centre. The trading area benefits from a large timber bar servery and will seat up to 100 people with a conservatory currently housing a pool table. The trading areas have a mix of fixed perimeter and loose seating, timber and part-tiled floor and a timber carvery servery.

The Cherry Tree also benefits from a function room located on the first floor, currently set up for c. 40 covers, with raised stage area and bar servery and a unisex W.C. off. Ancillary areas include a large commercial kitchen and wash-up area, two sets of Ladies & Gents W.C.s, at either end of the property, ground floor beer cellar and store rooms.

The domestic accommodation is situated on the first floor and briefly comprises three bedrooms, lounge, office bathroom and domestic kitchen.

Externally, two car parking areas are situated at either end of the property, providing a total of c. 35 spaces, outdoor seating areas and a covered decked seating area.

PLANNING

The local authority is East Lindsey District Council. Prospective purchasers are advised to make their own enquiries.

MEASUREMENTS

Ground Floor Footprint - c. 5,101 ft²

Total site area – c 0.544 acres

(Measurements are taken from digital mapping and are approximate).

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items.



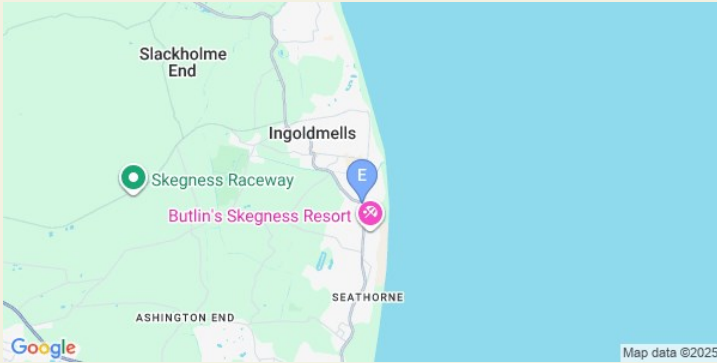
THE BUSINESS

No trading information is to be sold or warranted. The vendor runs a leased and tenanted estate and has not occupied the property. The vendor does not have any historical knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

RATES & CHARGES

The Rateable Value of the Cherry Tree has been assessed at £16,750 (2023).





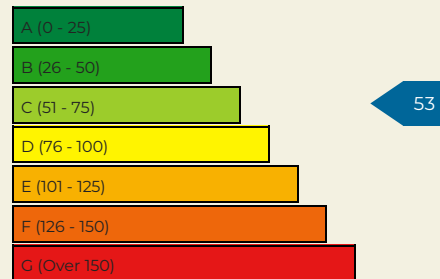
LOCATION

The Cherry Tree is situated at the junction of Roman Bank and Skegness Road in the Lincolnshire coastal village of Ingoldmells. The pub is located directly opposite the famous Butlins Resort Skegness holiday resort. The pub is a short walk from the beach and benefits from a vast amount of passing trade as it is surrounded by a number of popular caravan parks.

Ingoldmells is known as a holiday destination, within the greater Lincolnshire tourism economy, which receives millions of visitors annually. The immediate area has various sites containing large numbers of caravans. Ingoldmells is situated on the A52 just 3 miles north of the resort of Skegness. It is a vibrant and thriving seaside village holiday resort which has seen significant growth in residential and holiday amenities. The village is well known for having the first Butlins holiday camp and the home of the large family amusement park, Fantasy Island.



EPC



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