

Hotel in DN35

Grimsby Road, Cleethorpes, Lincolnshire, DN35 7DL

£400,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- Hotel/Restaurant Business
- Fully Furnished Bar & Restaurant
- 19 Bedrooms (Most With En-Suite Facilities)
- Fully Functional Kitchen
- Trading For over 40 years

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

The Blundell Park Hotel, prominently positioned on the corner of Grimsby Road and Hart Street.

The hotel has been successfully operating for over 40 years and presents an excellent commercial investment opportunity. The property comprises nineteen lettable bedrooms (fifteen of which are en-suite), a generously sized Freehouse bar, and a light and airy 52 ft function room.

An internal inspection is essential to fully appreciate the scale and potential of this property. We are offering for sale both the premises and the business, with the vendor including all furnishings, fixtures, and fittings (alcohol stock to be negotiated separately).

In 2006, the property was granted planning permission for conversion into seven maisonettes and two flats. While this permission has now lapsed, it offers an exciting development opportunity for the right purchaser.

Ground Floor- Entrance Porch, Entrance Hall ,With reception area, decorative timber beams to ceiling, dado rail, part textured walls. Archway to..... Bar Area -12.9m (42ft 4in) x 5.18m (17ft 0in) maximum The bar is fully functional with pumps, chillers, optics, beer barrelage and all the associated equipment. We understand that the bar has a 'Free House' status, and therefore, is not tied to any particular brewery. The spacious bar seating area will be left furnished with bar stools, table and chairs. Alcohol stock available via separate negotiations.

Cellar- A fully functioning cellar.

Gents W.C.

Restaurant Area: - 15.88m maximum x 5.49m maximum - Having partial timber panelled walls and decorative timber beams to walls and ceiling.

Lobby/Prep Room- 2.11m (6ft 11in) x 1.85m (6ft 1in)

Inner Lobby

Kitchen - 11.79m (38ft 8in) maximum x 4.83m (15ft 10in) maximum This is a fully equipped kitchen, and we have been advised by the Vendor that all the equipment will be staying.

Rear Lobby

Laundry Room

First Floor - Split Level Landing

Bedroom 1- 3.51m (11ft 6in) x 3.3m (10ft 10in) With En-Suite bathroom off.

Bedroom 2- 4.19m (13ft 9in) x 1.85m (6ft 1in) With En-Suite bathroom off.

Bedroom 3 -4.22m (13ft 10in) x 2.16m (7ft 1in) With En-Suite bathroom off.

Bedroom 4 - 3.84m (12ft 7in) x 3.73m (12ft 3in) With En-Suite bathroom off.

Bedroom 5 -4.65m (15ft 3in) x 1.8m (5ft 11in) With pedestal basin.

Bedroom 6 - 3.86m (12ft 8in) x 3.25m (10ft 8in) With En-Suite bathroom off.

Bedroom 7 - 4.11m (13ft 6in) x 2.16m (7ft 1in) With En-Suite bathroom off.

Bedroom 8 - 3.94m (12ft 11in) x 2.95m (9ft 8in) With hand basin, set in vanity unit.

Shower Room - Having shower cubicle, glazed door, and shower screen.

W.C. - Fitted with low-flush w.c. and hand basin.

Ladies W.C. - Having two toilet cubicles, and two hand basins, set in vanity units. Hand dryer.

Bedroom 10 - 3.86m (12ft 8in) maximum x 2.9m (9ft 6in) maximum Being L-shaped, and having En-Suite bathroom off.

Bedroom 11 - 3.89m (12ft 9in) maximum x 3m (9ft 10in) maximum Being L-shaped, and having En-Suite bathroom off.

Bedroom 12 - 5.41m (17ft 9in) maximum x 2.74m (9ft 0in) maximum Being L-shaped, and having En-Suite bathroom off.

Bedroom 13 - 3.68m (12ft 1in) maximum x 2.72m (8ft 11in) maximum Being L-shaped, and having En-Suite bathroom off.

Bedroom 14 - 4.37m (14ft 4in) maximum x 1.96m (6ft 5in) Having En-Suite bathroom off.

Bedroom 15 - 5.36m (17ft 7in) x 3.4m (11ft 2in) With pedestal basin.

Second Floor -

Bedroom 16 -5.56m (18ft 3in) maximum x 3.71m (12ft 2in) maximum With reduced head height. En-Suite bathroom off.

Bedroom 17 - 4.09m (13ft 5in) maximum x 3.68m (12ft 1in) maximum With reduced head height. En-Suite shower room off.

Bedroom 17a - 4.32m (14ft 2in) x 2.36m (7ft 9in) Having pedestal basin and an En-Suite w.c.

Bedroom 18 -4.98m (16ft 4in) maximum x 3.86m (12ft 8in) maximum Being irregular shaped, and having En-Suite bathroom off.

Bedroom 19 - 5.21m (17ft 1in) maximum x 4.83m (15ft 10in) maximum Having En-Suite bathroom off.

Outbuildings

There is an attached garage, with up-and-over door, which is suitable for storage.

Rear Yard

Note

There is the possibility of a development opportunity- 9 apartments. The vendor informs us that he obtained Planning Permission some years ago, for such a conversion.

Price: Starting Bid £400,000

Property Type: Hotel

Business Type: Pubs

Parking: On Street

Description

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Location

Prominently positioned on the corner of Grimsby Road and Hart Street.



Tenure

Freehold- Title number: HS374842



EPC

This property's energy rating is C



Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.





Grimsby Road, Cleethorpes, Lincolnshire, DN35 7DL

Contact your local branch today for more information on this property:

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