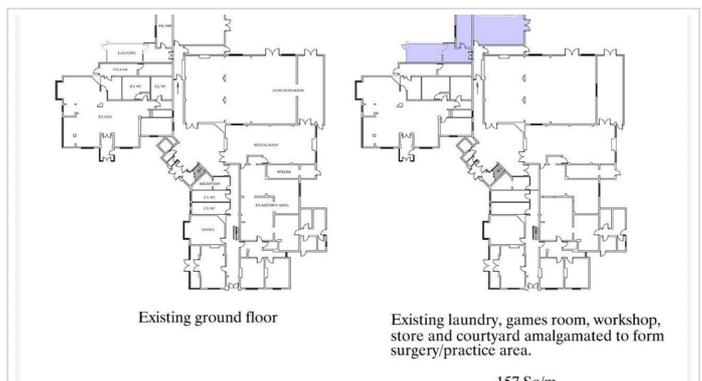
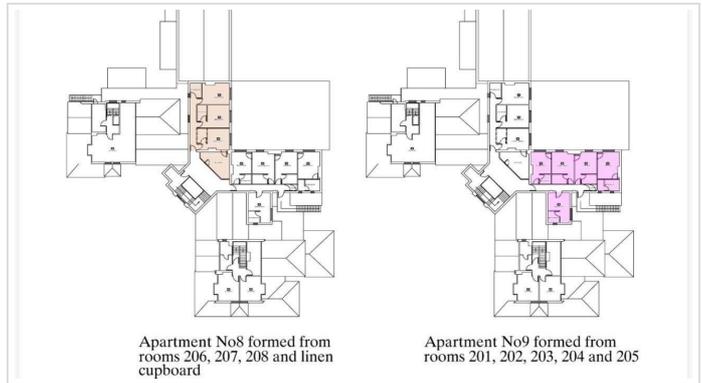
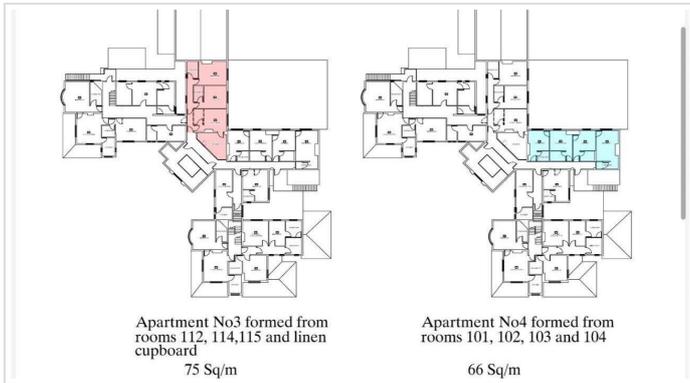


0 Bed Leisure Facility In Hatters Drummond Road, Skegness, PE25 3AB £725,000



Ref:16356



SHORT DESCRIPTION

Property Ref: 16356 0.8 acre development site Skegness Lincs Planning approved for 8 dwellings 4 detached and 2 pairs of semi detached In the past few weeks we made a pre application for the following To leave the building as it is and convert the upper floors to apartments 11 in total of 1 and 2 and 3 bedrooms A conference centre located on the ground floor which would include the public bar and a function room and a restaurant and kitchen - the function room capacity is 150 and has its own private bar and leads out to an enclosed garden A Pre school nursery of some considerable size A veterinary or dentist practice There are 9 apartments shown on the drawings as there are 2 existing making 11 in total As a guide to rental values nice 1 bedroom apts £625-650 per month 2 beds 700 and 3 beds around £750 For the rental income on the apartments we estimate around £85-90K per year Conference centre £25K per year Pre school £15-20k per year Surgery £12-15k per year So potentially an income of around £137-150k per year We have now made a full outline planning application on the above We would consider selling either the downstairs complex or the upper floors separately We may consider a joint enterprise which would require a payment of 50% of the market price and shared costs of the conversion - the conversion itself is uncomplicated as there's very little structural work to be carried out Located next to Seacroft golf course in the most sought after of Skegness Property prices this end of town for a detached property start around £425k rising to £1 million An exciting opportunity All services on site 2 water supplies 2 three phase connections A huge amount of drains Property Type: Leisure Facility Full selling price: £725000.00 Pricing Options: Guide Price Tenure: Freehold EPC rating: D Measurement: 1700.698 sq.ft. Outside Space: Rear Garden, Enclosed Garden Parking: Private Heating Type: Electric Heating -----

0

Bed Room(s)

0

Bath Room(s)

0

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Hotels
Total floor area	2,194 square metres

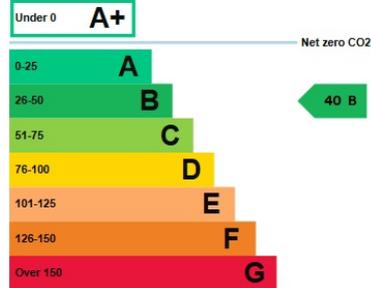
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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