

Pygott & Crone

Seaside Hub Cherry Park, South Road

Chapel St. Leonards, Skegness, Lincolnshire, PE24 5TS

£465,000

Details

- For Sale
- Mixed use commercial investment
- Fish & Chip Shop
- Site Agents office
- General Store
- Cafe/ Restaurant
- Leases in place
- Existing rental £35,000 pax
- Potential Rental income £45000 pax





Location

Overview

An excellent opportunity to acquire this mixed use commercial investment property generating an income of £35,000 pax (potential for £45,000 pax) The investment is split into 4 units comprising a fish and chip shop, a site office, general store and cafe/ restaurant .





Location
The property is located close to the centre of the village and is surrounded by Caravan Parks and Leisure facilities. Chapel St. Leonards is a seaside resort village
and civil parish in the East Lindsey district
of Lincolnshire. It is situated 5 miles
(8 km) north from the resort of Skegness and
just north of Ingoldmells. It also lies right next to
the North Sea.
The village is a location for caravan park holidays
as well as campsites, and is next to several miles of beach, and close to Fantasy Island, market towns,
and the Lincolnshire Wolds.A landmark is Chapel Point, 1 mile (1.6 km) north from
the centre of the village. It has a restored part of a major Second World War coastal defence line retaining the viewing platform. The adjacent North Sea Observatory, a visitors' centre providing a facility for year-round use, was constructed between 2016 and 2018. In recent years
Chapel Point has become a location for birdwatchers,
being visited by migrating birds such as the Mediterranean gull.





ACCOMMODATION
The property comprises a single storey terrace of commercial units split into 4 and providing an income generating investment property. The property includes The Plaice Fish & Chip Shop, The Cherry Park site office, The Pantry General Store and Little Nans Cafe, Each floor plan is within the brochure

PLANNING
The property has established uses of A1, A2, A3,A5 which are now all included with the new planning use class E.

SERVICES
Mains electricity, water , gas and drainage are connected to the property

TENURE

RATEABLE VALUE
The property has the following rateable values

Fish & Chip Shop £8700

Cherry Park Office £4350

Pantry £4400

Cafe £6900

CEPC
CEPCS have been ordered

LEGAL COSTS
Each party pay their own legal costs

VAT
The price is exclusive of VAT if applicable

LOCAL AUTHORITY
East Lindsey District Council

The Hub

Mareham Road

Horncastle

Lincolnshire

LN9 6PH

Tel 01507 601111



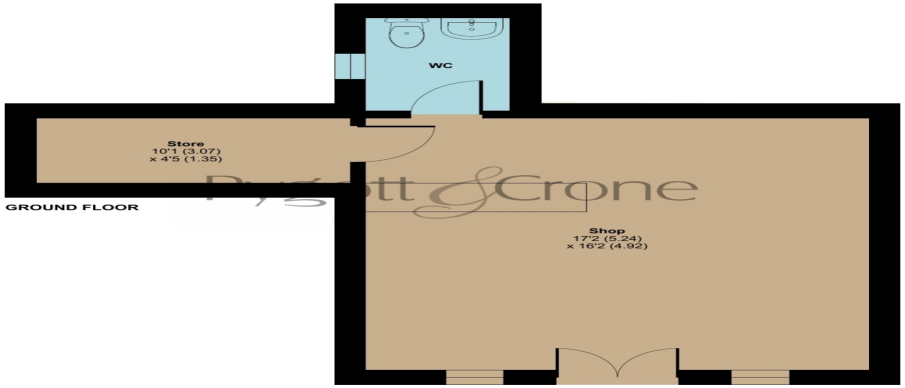


VIEWINGS
Contact Pygott & Crone Commercial

Tel 01522 536777



South Road, Chapel St. Leonards, Skegness, PE24
Ground Floor Net Internal Area = 278 sq ft / 25.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nichecom 2026. Produced for Pygott & Crone. REF: 1411402

Seaside Hub Cherry Park, South Road, Chapel St. Leonards
is marketed through our Commercial office

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