



# The Ship Inn

109 Sea Road, Chapel St Leonards, Skegness PE24 5RX



**Purchase Price - £12,285**

**Rent - £440 per week**

## **Profit Partnership Plus Agreement**

This pub is available on a Profit Partnership Plus Agreement (Landlord and Tenant protected), and the purchase price is reimbursed when the business is sold back to the Brewery, subject to conditions.

The Profit Partnership Plus Agreement offers highly discounted Free Trade Cash and Carry Pricing and includes a supply agreement for all wet stock.

- Independent family company
- Drinks supplied at highly discounted prices
- Tenancy is renewable with no rent reviews
- Free and subsidised training courses
- Marketing support
- Regular calls from Profit Partnership team offering genuine support
- Brewery responsible for structure repairs

## The Pub and its Facilities

Outside of the holiday season, most of the trade comes from local residents, with Sunday lunches proving popular with guests driving from nearby Skegness. Internally in the bar there are 30 covers, a pool table and darts board, both with teams, and there are numerous brasses, low beams and 2 open fires. There is a central bar servery with 5 hand pumps leading to a ground floor cellar. There is a 40 seater restaurant that can be accessed via the public bar, and the trade kitchen is fully equipped including full extraction canopy and stainless steel preparation tables. There are both ladies and gentleman's toilets accessible from the public bar and externally there are small car parks to the front and rear of the building (c25 cars).

There is a well maintained grassed beer garden, and a large grassed area for 5 touring caravans and/or tents, with electric hook-ups and a separate toilet and shower block. This facility is registered with the caravan and camping club in order to exploit the increase in British caravan and campervan holidays.

## Licence Details (maximum permitted hours)

### Alcohol Sales

09.00 – 01.00 – Everyday

### Live & Recorded Music

12.00 – 23.30

### Current opening Hours

Closed Monday

12.00 – 11.00 Tuesday to Saturday

12.00 – 10.30 Sunday

## The Neighbourhood

Chapel St Leonards is a charming English seaside village on the busy east coast, which has many local seaside attractions, including the North Sea Marine Observatory which is the first stage of the development of the Lincolnshire Coastal Country Park. There is also the renowned Chapel Point, a haven for birdwatchers.

It not only benefits from all the normal seaside facilities for the many tourists, but from also having a village feel and style, culminating in the annual Village Fayre.

There are local shops, cafes, a Co-op, long, clean sandy beaches, a Healthcare Surgery and a Primary School, as well as the renowned Skegness Grammar School, which is a bus ride away. There is also a church, built in 1572.

To the east are the sandy beaches and to the west are the Wolds which have been designated as an Area of Outstanding Natural Beauty.

The pub is situated in a quieter area of Chapel St Leonards and overlooks Willoughby Brook.

The local population is 3,500 residents, but many more during the tourist season, Close by are Sutton on Sea, Sandilands, Alford, Mablethorpe and one of the 'Jewels in the Crown' of the East Coast; Anderby Creek.

## Living Accommodation

The accommodation comprises of 2 double bedrooms, a single room, currently being used as an office, a bathroom, kitchen and lounge area. It is in good decorative order throughout and there is a static caravan for private use also.

## Qualities which will make this pub thrive

To have a good knowledge and experience of food operations along with caravans and camping, and have a passion for real ale. You should also have the skills and ability to drive the business through the delivery of excellent standards and service, and to be 'the best' in the area, attracting holiday makers, locals and teams alike, and integrate yourself into the local area. Experience in the licensed trade, especially with cask ales, is preferred but not essential.

## The Purchase Process

You can apply to purchase this business via the website or contact the Profit Partnership Department on 01754 882011. Or maybe you want a general chat about the opportunity. Just pick up phone, we'll do what we can to help you. 😊 We look forward to speaking with you.

## Gallery

