



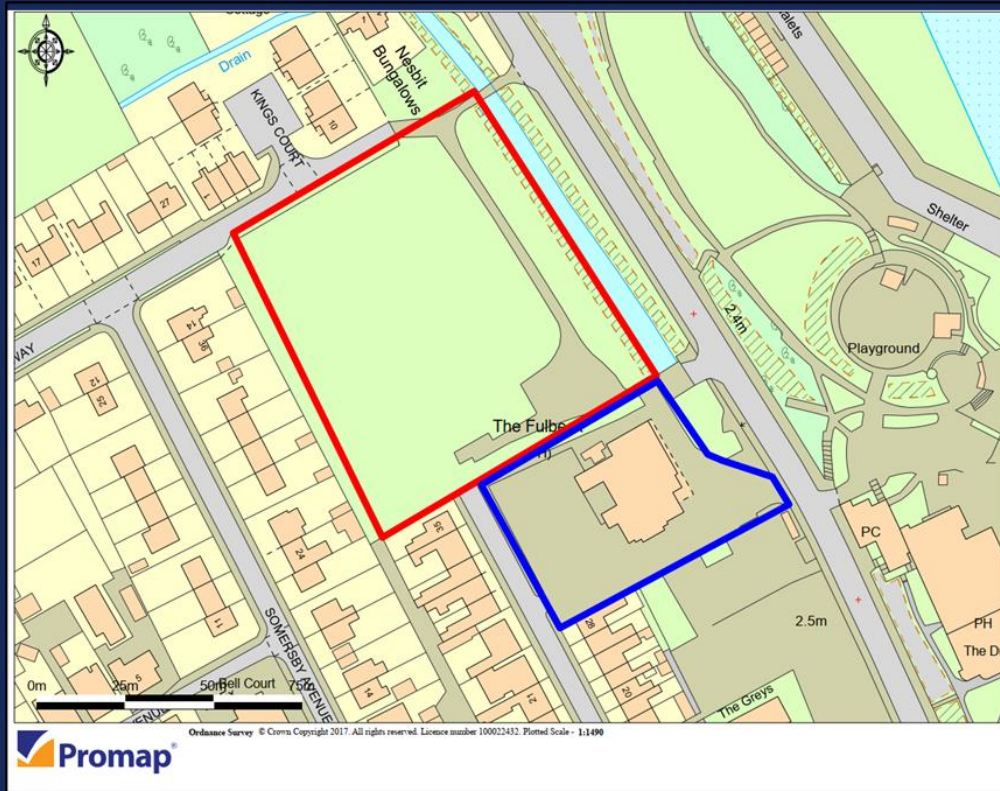
FOR SALE

PRIME RETAIL AND LEISURE DEVELOPMENT SITE

QUEBEC ROAD, MABLETHORPE, LN12 1LU



Sanderson
Weatherall



Location

The popular seaside town of Mablethorpe is within the East Lindsey district of Lincolnshire. The town has a district population of some 12,531 (2011 census) and East Lindsey 136,401 (2011 census). These numbers are boosted annually by numerous visitors to the region.

Mablethorpe lies some 17 miles to the north of Skegness, and 30 miles to the south of Grimsby. Other nearby towns including Louth (16 miles), Boston (41 miles) and Lincoln (42 miles).

Situation

The property is situated overlooking the seafront on Quebec Road right in the centre of Mablethorpe. Directly opposite is the Dunes Complex family entertainment centre with the Kids Entertainment Centre nearby.

Approximately 150 meters to the south is Mablethorpe's High Street where occupiers include Lidl, The Co-op, The Mirage Casino and Amusement Centre, The Original Factory Shop, Greggs, Boots etc.

Description

Our clients ownership is in two separate parts split approximately as shown on the plan over.

Site One (coloured red) is a cleared site of approximately 2 acres.

Site Two (coloured blue) has an area of approximately 0.75 acre and is currently the location of the Beck Public House. This is planned on ground and first floors with numerous parking to the outside.

Planning

In January 2021 our clients received planning permission, now expired, to develop a new food store and public house on the site along with associated car parking and new pedestrian and vehicular access.

The retail element is for a building with a gross internal area of 1,600 sq m (17,223 sq ft).

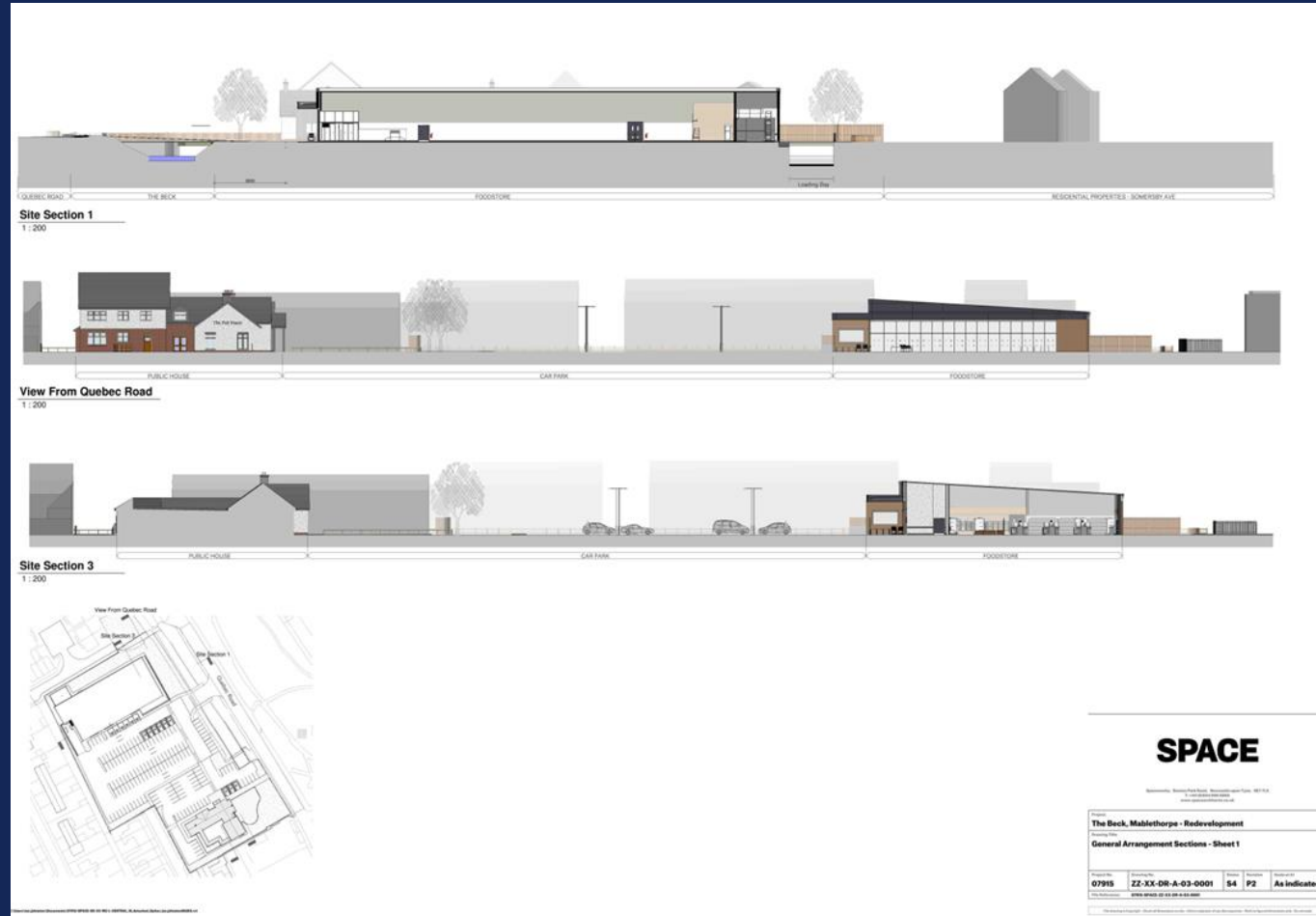
The new public house is to have a gross internal area of 675 sq m (7,266 sq ft).

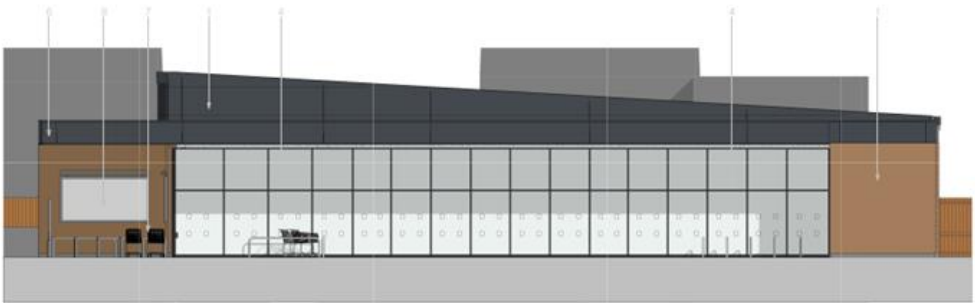
In addition the site will have 166 car parking spaces.

Planning consent number: N/110/02098/19

Web Link:

https://publicaccess.elindsey.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=_EASTL_DCAPR_129728





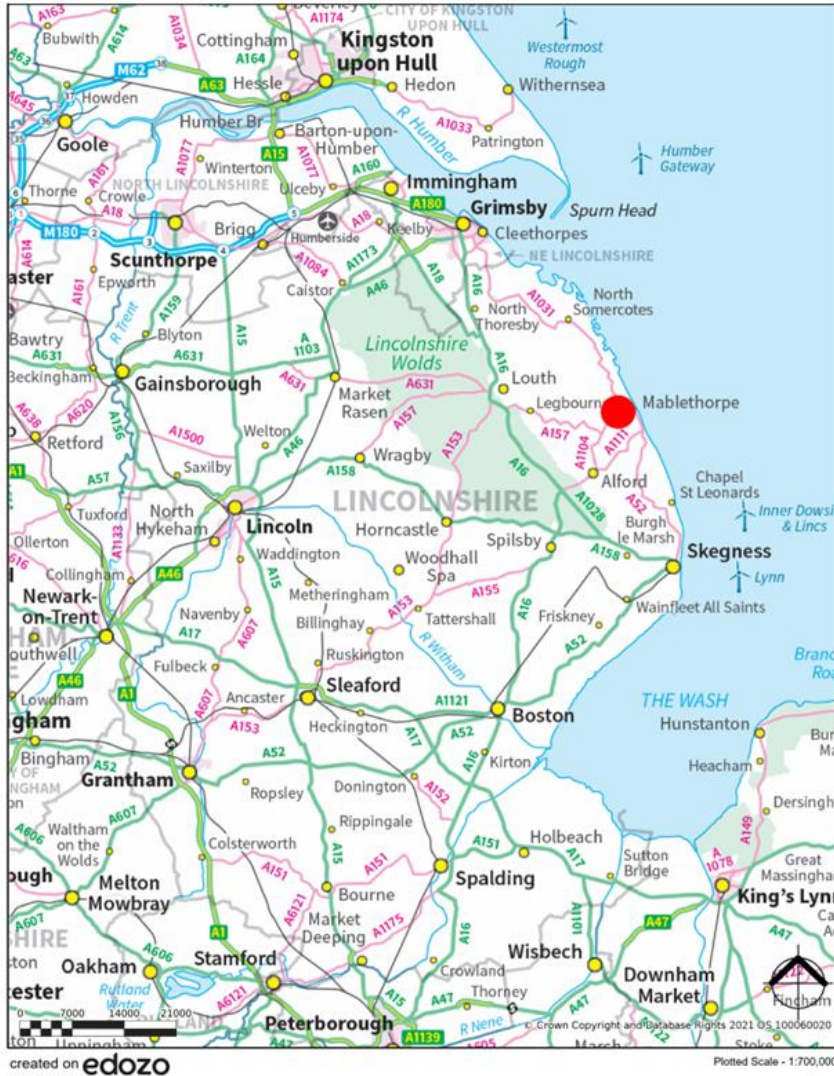
East Elevation
1 : 100



North West Elevation
1 : 100

SPACE

Project Information			
Client: [Redacted]			
Project Name: [Redacted]			
Project Address: [Redacted]			
Project Date: [Redacted]			
Project Status: [Redacted]			
Project Manager: [Redacted]			
Project Team: [Redacted]			
Project Budget: [Redacted]			
Project Notes: [Redacted]			



Proposal

Offers are invited for the freehold of our clients site either as a whole or in two sperate parts.

VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise.

Viewings

Viewings are strictly by appointment with the sole agents Sanderson Weatherall.

Contact
Peter Heron
07843 634158
peter.heron@sw.co.uk

Sanderson Weatherall, 6th Floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

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