



Suttons Fish & Chips, 45 High Street
Wainfleet, Skegness, Lincolnshire, PE24 4BH

£520,000

Details

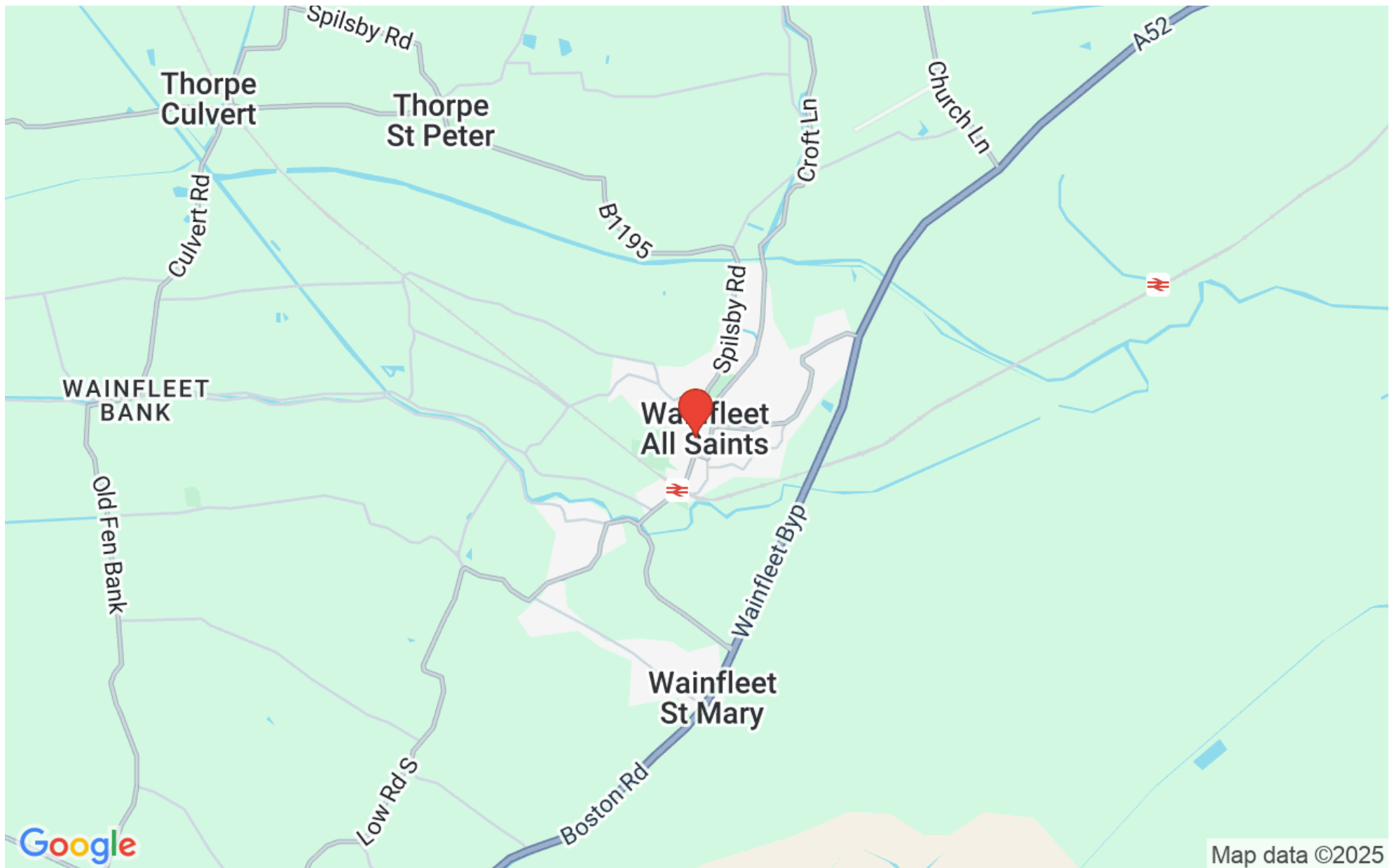
- For Sale
- Long Established Fish & Chip Shop
- Restaurant to the side
- Excellent Trading
- 2 X 2 Bed houses with shop
- Potential longer hours days
- EPC D and C
- Includes all F & F





Suttons Fish & Chips, 45 High Street, Wainfleet, Skegness, Lincolnshire, PE24 4BH

Location



Overview

An excellent opportunity to purchase this well established fish & chip shop business in the centre of the market town of Wainfleet. The property also includes 2 x 2 bedroom houses which are both let. The business has been modernised and upgraded with new equipment in the last 5 years. The property has a restaurant to the front side. The business has been established over 90 years and has a great reputation. The business also has the opportunity for expansion, longer and more open hours. The business has a 4.5 VERY GOOD Trip advisor rating.



Location

The property

fronts onto the high street and is within the town centre in a mixed commercial and residential area close to the marketplace. Wainfleet All Saints is an ancient port, market town and civil parish on the east coast of Lincolnshire, on the A52 road 5 miles (8 km) south-west of Skegness and 14 miles (23 km) north-east of Boston. It stands on two

small rivers, the Steeping and Limb (or Lymn), that form Wainfleet Haven. The town is

close to the Lincolnshire Wolds. The village of Wainfleet St Mary is

to the south. In 2011 the parish had a population of 1604

ACCOMMODATION 5.02 x 3.09m

PLANNING

The property has established planning use of A1,A3,A5 hot food takeaway, restaurant and C3 residential

SERVICES

Mains electricity, gas, water and drainage are connected



TENURE

The property is sold freehold subject to ASTs on both houses.

RATEABLE VALUE

The shop has a rateable value of £4300 and the houses are both council tax band A

CEPC

The property has a CEPC rating of D which is valid 26th November 2027

LEGAL COSTS

Each party are responsible for 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

Email customerservices@e-lindsey.gov.uk



VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522 536777

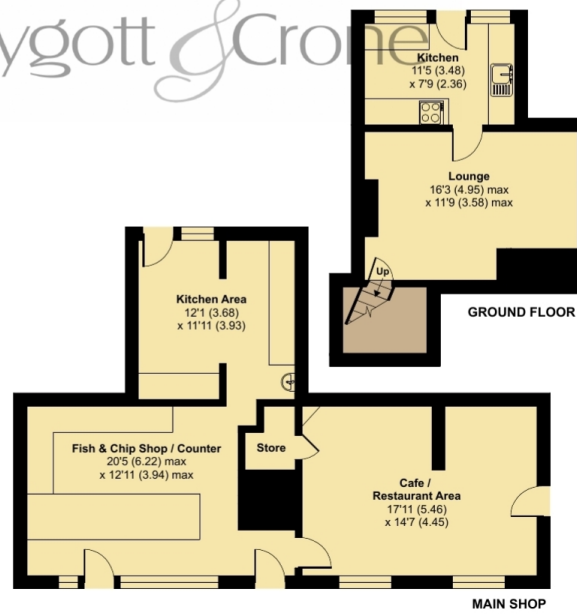
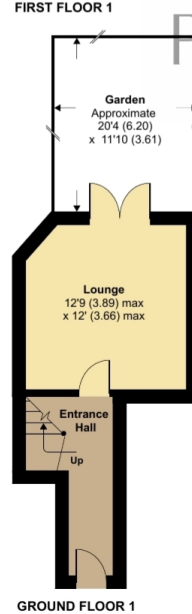
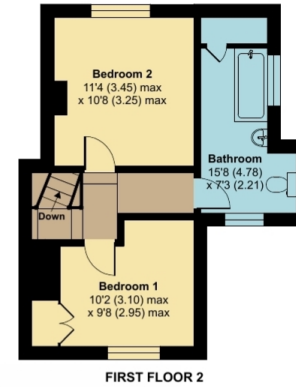
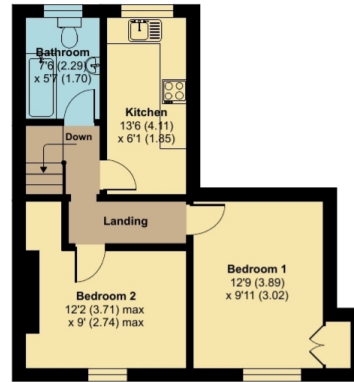


High Street, Wainfleet, Skegness, PE24

Ground Floor 1 Net Internal Area = 220 sq ft / 20.4 sq m
 First Floor 1 Net Internal Area = 469 sq ft / 43.5 sq m
 Ground Floor 2 Net Internal Area = 300 sq ft / 27.8 sq m
 First Floor 2 Net Internal Area = 383 sq ft / 35.5 sq m
 Main Shop Net Internal Area = 663 sq ft / 61.5 sq m
 Total = 2035 sq ft / 189 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). © nlcocom 2025. Produced for Pygott & Crone. REF: 1321002



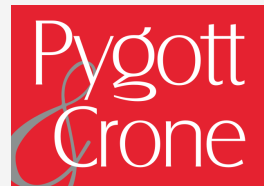
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Suttons Fish & Chips, 45 High Street, Wainfleet
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939