



SHIP INN, INGOLDMELLS SKEGNESS, PE25 1JP

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£20,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Ship Inn occupies a prominent high street location in the centre of Ingoldmells, on a busy junction of the main A52 road into Skegness – less than a mile from the beach. The pub is surrounded by a mixture of residential properties and a large number of holiday parks, along with a good number of local retail businesses. The local population tops 30,000 residents within a 5-mile radius, in addition to the large number of holidaymakers flocking to the area during the peak season. The town of Skegness is a short 10-minute drive away, and local attractions include the North Shore and Seacroft golf clubs.

Pub Layout

Two separate entrances from the car park lead into the spacious, open-plan main lounge bar featuring a large bar servery, gaming machines, several TV screens and loose tables & chairs to accommodate approximately 60 covers. A raised seating area to one end of the lounge is currently used as a pub games area with pool table, dartboard and more relaxed lounge seating, but could alternatively be used as a stage area for live entertainment/karaoke. To the other end of the lounge is a carvery unit adjacent to the main catering kitchen, which is fully equipped and of a good size. A passageway leads from the main lounge past the toilets to a traditional “tap-room” bar, with a separate bar servery, TV screen and mix of fixed and loose seating. Externally the pub has a recently refurbished patio/garden area, with seating for approximately 50 customers and festoon lighting. The large L-shaped car park can provide parking for up to 60 vehicles.

TRADING STYLE

The Ship Inn currently trades with approximately a 60:40 wet/dry split, with strong support from the local community. Minimal competition in the winter months (only a handful of the local pubs and bars stay open out of season) means that there is a strong all-year round trade, which is boosted by tourism in the peak season. The pub opens early during the holiday season to offer a breakfast menu, and also holds a popular weekly car boot sale on the large car park. There could be an opportunity to build on the current trade with a regular entertainment programme.

ACCOMODATION

Private Accommodation

The private accommodation is on the first floor, is in good order and consists of 4 bedrooms, lounge, kitchen and family bathroom. The private quarters can be accessed via a separate entrance.

FINANCIAL

Annual Rent: £43,000

Security Deposit: £9,000

Working Capital: £6,000

Stock: £5,000

F&F: TBC – Funding options may be available for the right licensee

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the ‘Additional Info’ tab.



Food
Preparation
Area



3+ Private
Bedrooms



Live Music



Kitchen



Car Park



Beer Garden

BDM VISION

Admiral Taverns are looking to work with an experienced licensee who can fully integrate themselves into the local community and make this the “go-to” place for the residents of the village, while also embracing the seasonal holidaymaker trade. The successful applicant should have experience of high-volume operations (particularly food) and will have a strong marketing plan in place to get the most out of this fantastic pub.



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