admiral
TAVERNS



SHIP INN, INGOLDMELLS

SKEGNESS, PE25 1JP

AGREEMENT TYPE:
OPERATOR MANAGED

YOUR INVESTMENT:
£20,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Ship Inn is joining Proper Pubs in early 2027 complete with a £350,000 investment!!
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.

3+ Private Bedrooms | Beer Garden | Car Park | Live Music | Sports Teams

Email: recruitment@admiraltaverns.co.uk
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FINANCIAL

WHY CHOOSE PROPER PUBS?

- Low £2,000 security deposit
- No rent to pay
- Earn 18.5% of net weekly sales
- Up to four bonuses giving you the opportunity to earn additional income
- Running costs covered, including business rates, and utilities, with no stock to purchase
- Employers' Liability and Public Liability insurance paid for by Proper Pubs
- Training package provided FREE of charge for you and your team, covering areas including marketing, social media, cellar management, stock and auditing
- 30+ FREE e-learning courses for you and your team
- Ongoing support to help you build your skills, grow your business and get the best from your pub



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