



SEAVIEW COLONNADE

THE SUNDAY TIMES
Best Places to Live

Sutton on Sea
has been included
in the prestigious
2024 Sunday Times
'Best Places to Live'
guide



A unique contemporary restaurant/café/community development alongside 15 beach huts in a beautiful beachside location, with additional planning consent obtained for 6 overnight lodges, all situated within a popular Lincolnshire coastal resort.

SUTTON-ON-SEA | LN12 2ET



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INTRODUCTION

Seaview Colonnade is situated on the beachfront at Sutton-on-Sea, an attractive resort village located on the popular Lincolnshire East Coast.

Sutton-on-Sea sits about 3 miles south of Mablethorpe and 15 miles north of the much larger resort of Skegness. The village has a resident population of circa 5,039 (2021 Census).



Seaview Colonnade is being developed on the former Colonnade and Pleasure Gardens site directly overlooking the beach, which is a short walk from the shops and restaurants along the High Street.

The building will offer panoramic 360 degree views to the north, east and south along the Lincolnshire Coast and west inland towards Lincoln, which lies about 35 miles to the south west.

WHY INVEST IN SUTTON-ON-SEA?

Sutton-on-Sea is one of the most popular and attractive village resorts along the Lincolnshire East Coast, attracting 2.7M visitors a year with a total catchment spend of £606M.

Unique lifestyle opportunity for an occupier to operate a multi-faceted business, comprising restaurant/café/community/retail areas as well as the 15 beach huts.

The Council are looking for an occupier to work with to provide a thriving and flourishing tourist attraction within what will be a unique contemporary building, that enjoys a beautiful beachside location offering unobstructed 360 degree panoramic views.

Sutton-on-Sea was chosen by the Sunday Times in July of this year as one of the best places to live along the east coast of Britain, underlining the potential for growth in the village, through attracting new, more affluent residents and visitors, with a focus on extending the season for the full 12 months of the year.



£3M

EXTRA EXPENDITURE INTO THE LOCAL ECONOMY

2.7M

COASTAL VISITORS PER YEAR

£606M

OVERALL AREA VISITOR ECONOMY

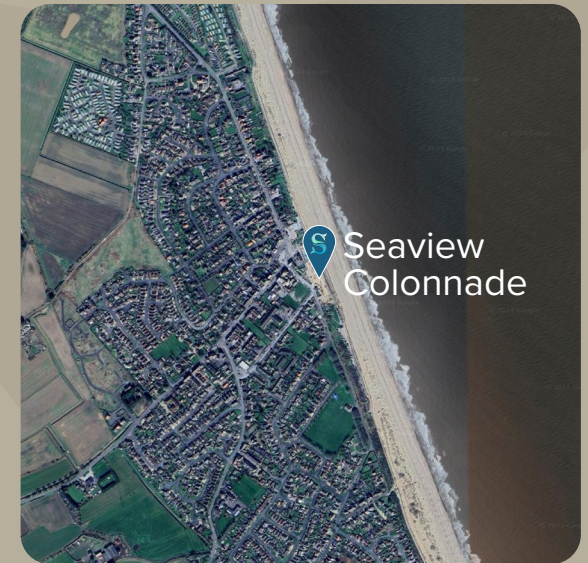
9%

INCREASE IN DAY VISITORS IN 2023



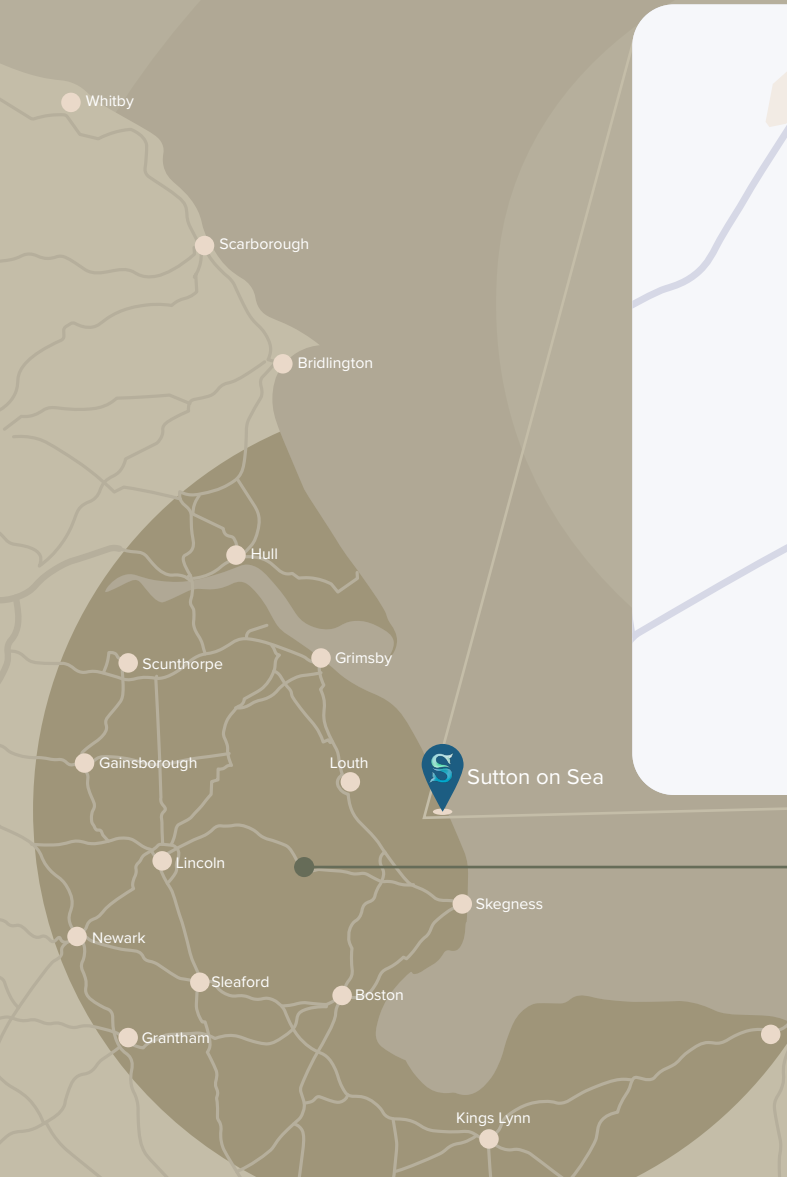
LOCATION

Seaview Colonnade is being developed on the site of the former Colonnade and Pleasure Garden site directly overlooking the beach, which is a short walk from the shops and restaurants along the High Street.



Sutton on Sea continues to be one of East Lindsey's most popular seaside resorts. The Council has focussed on the town, naming it as one of three 'Hub' sites, through its Arts Council England National Portfolio Organisation funding.

This focus, until at least 2026, has led to a significant number of events being brought to the town including the highly successful Vintage on Sea event, as well as activities for children. The town will also host the Lightwaves event in October 2024. It is hoped to make these annual events to help develop the arts and culture offer in the town.



1.4M people within a 90 minute drive

THE DEVELOPMENT

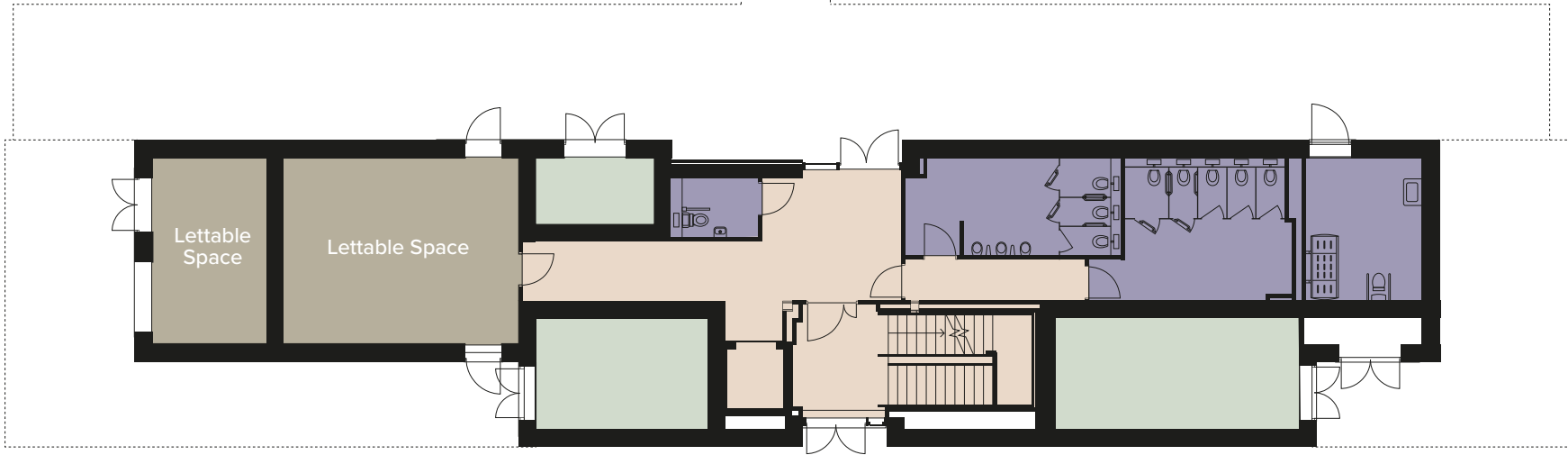


THE DEVELOPMENT

Images on this page show the Holiday Lodges that are intended to form Phase 2 of the proposed development and are not being constructed at this stage.



GROUND FLOOR



THE PROPERTY

Eddisons Incorporating Banks Long & Co, on behalf of East Lindsey District Council, are excited to bring to the market a unique contemporary building, located in a beautiful beachside location on the seafront at Sutton-on-Sea.

Seaview Colonnade is being delivered in two phases. The first phase comprises the main 3 storey building and 15 beach huts and the second phase, 6 overnight lodges, albeit the date for the delivery of Phase 2 is still to be decided.

The main building is to be constructed in steel frame with a mix glass and composite panel clad elevations on all sides, to take advantage of the 360 degree panoramic views north, east, west and south, along the beautiful Lincolnshire East Coast.





The main building will be laid out on three levels, with the customer trading areas at ground and first floors, which will also incorporate extensive areas of outside seating overlooking the sea, with the back of house ancillary areas to include space for WCs, which are to be included in the Landlords' fit-out, a kitchen and stores, together with a number of potential kiosks that a tenant could either look to operate themselves, to serve the numerous visitors to the resort or sub-let the space to other operators.

The trading areas at ground and first floor level will be finished off to an enhanced developer's specification, with services connected to these areas, ready for incoming occupiers to connect in to once they have finalised their own fit-out proposals.

The 15 beach huts will be constructed at the same time as the main building and included in the tenant's demise which, again, can be either operated by the tenant of the main building for their own benefit or, alternatively, can be sub-let/outsourced to another operator to run for the tenant of the building.

As referred to above, the Phase 2 overnight holiday lodges are not going to be built out at this stage. However, expressions of interest from parties wishing to acquire the site themselves to construct the buildings, by way of a Long Leasehold interest, will be looked at favourably by the District Council.

SECOND FLOOR



DETAILS

Main building - 768.30 m² (8,270 sqft) GIA
over three floors, with outside seating
areas of 285.20 m² (3,070 sqft).



ACCOMMODATION

Having scaled the property from the Architect’s plans provided, we have calculated that the property provides the following Gross Internal Areas (GIAs) per floor:

	Sq.m.	Sq.Ft.
Lower Ground Floor	220.20	2,370
Ground Floor	364.95	3,928
First Floor	183.20	1,972
Total GIA	768.30	8,270
Outside Balcony Seating Areas	285.20	3,070

Whilst the paddling pool adjacent to the building will not be included in the demise, the garden and grounds immediately around it could be made available if an occupier were interested in having use of this area.

Energy Performance Certificate

To be provided once the building is completed.

Services

We understand that all mains services are connected to the property. These will be capped off ready for an incoming occupier to connect their own services into, once their fit-out plans are finalised.

Town & Country Planning

Full Planning Permission has been secured by East Lindsey District Council to construct the building, beach huts and overnight holiday lodges under planning reference number N/110/00176/21

A selection of the plans and drawings relating to this Planning Permission can be found earlier in these particulars. Alternatively the full drawings area available on the East Lindsey District Council website.

The proposed use permitted under this consent is for restaurant, café and community uses, all of which fall within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

The property is not Listed nor located within a Conservation Area.

Interested parties are advised to make their own investigations with the Local Planning Authority with regard to any potential use of the property.

FURTHER INFORMATION

Business Rates

The property will need to be assessed on completion.

Tenure

The entire property is available to let by way of a new lease for a term of years to be agreed. The extent of the potential demise is shown on the site plan included earlier in these particulars. The lease will be drawn on the equivalent of Full Repairing and Insuring terms, with the occupier being responsible for the maintenance of the building structure, interior and external areas falling within the extent of the demise.

As an element of the Leasehold terms to be agreed, the Council is seeking to contract with the occupier to work with them, helping to deliver the intended outcomes to ensure the building and grounds will be seen as a cultural hub for community arts events in accordance with the conditions attached to the Arts Council Funding for the building to increase footfall. The occupier will be encouraged to put on events in the building, which we would envisage should have significant benefits for any occupier of the building in terms of enhanced footfall over and above the existing catchment in Sutton-on-Sea, as well as the extensive tourist numbers visiting the village.

Whilst the Council's preference is to agree a letting of the building as a whole by way of a single lease, proposals from occupiers for part only of the building may also be considered.

Any occupier taking a lease of the whole will also be required to maintain and manage the toilets within the lower ground floor area of the building as an element of the repairing conditions within the lease.

As also referred to earlier in these particulars, offers for the Phase 2 holiday lodge element of the site from developers interested in acquiring and developing this part of the site themselves, will also be looked at favourably by the Council. We would suggest that offers for this element of the site are made on a long leasehold basis.

Rental Proposals

Rental proposals are invited from occupiers operators interested in taking a lease of the main building and beach huts, having regard to the criteria set out in the tenure section above with regard to the provision of art events within the building and the management of toilets within the lower ground floor areas.

Rental Price

Upon application.

Price

Presently the Council have not allocated funding to deliver the lodges, hence a Phase 2 opportunity. They are however looking to engage with investors/operators to establish whether they would be interested in taking a ground lease to build out and operate the lodges themselves or alternatively looking to the Council to fund and construct on a pre-let basis.

VAT

VAT is likely to be charged in addition to the rent at the prevailing rate. This will be confirmed in due course.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the terms of any transaction agreed.

Images

The images depicted in this brochure are provided for illustrative purposes only and are not intended to serve as a precise representation or guarantee of the final construction. The actual finished building may vary in design, appearance, and materials.

T&C

Terms and Conditions apply.

Section A-A

1 : 100

Section B-B

1 : 100



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