



19 LUMLEY ROAD SKEGNESS, PE25 3LL

TO LET

- Prime town centre retail shop to let on a new lease
- Negotiable terms
- 1860sq.ft (150sq.m) approx.
- High footfall for day & evening trade
- Suitable for a variety of uses (subject to consents)
- One car space
- Further First Floor Storage available by separate negotiation
- EPC Rating B

RENT: £25,000 Per Annum

LOCATION

Skegness is the principal Lincolnshire coastal resort with a population of around 18,000 persons increasing substantially in the summer months with the influx of holiday makers and day visitors. It is some 40 miles east and south of Lincoln and Grimsby respectively with main communication links via the A52 and A158 roads to the south and Midlands. Skegness is well served by bus and rail services and the local primary and Grammar Schools have excellent reputations.

Lumley Road forms the principal retail and trading street of the town leading from the promenade to Lumley Square. Argos, Boots, Edinburgh Woollen Mill, Trespass and other national retailers and Banks are represented together with local traders. The premises lies on the north/sunny side of the road towards the Lumley Square junction.

ACCOMMODATION

FORE COURT

Trade up to the white line.

SHOP

74'7" (22.74m) x 19'11" (6.60m)

1685sq.ft / 137sq.m

Double fronted shop window, recessed double entrance door, wood laminate flooring, wall boarding, 2 changing cubicles, cash desk area, suspended backlit ceiling, led lighting, 2 air conditioning units.



REAR STORE ROOM

6'9" (2.06m) x 7'2" (2.17m)

48sq.ft / 4sq.m

With pvc side door to the rear.

KITCHEN

6'4" (1.95m) x 8'4" (2.56m)

55sq.ft / 5sq.m

With pvc window, base and wall cupboards, roll edge worksurfaces with tiled splashbacks, stainless steel sink unit, appliance space.

DISABLED W.C./STORE ROOM

6' (1.81m) x 12'6" (3.83m)

75sq.ft / 7sq.m

With toilet, hand basin, sloping ceiling.

REAR ACCESS

From Prince George Street 1 car space (half way along).

BY SEPARATE NEGOTIATION

The following may be available at first floor level:-

Glazed pvc door, stairs to Shared Landing.

STOCK ROOM 1

22' (6.70m) x 14'2" (4.33m) plus 17'1" (5.22m) x 9' (2.75m) and being 40'2" (12.25m) overall.

310sq.ft / 29sq.m - 153sq.ft / 14'5sq.m

With pvc window, light and power, fluorescent strip lights.

STOCK ROOM 2

15'10" (4.84m) x 14'3" (4.36m)

227sq.ft / 21sq.m

With 2 pvc windows, electric fuses.

SMALL LOCK UP STORE

Could be a W.C.

LEASE

A new Lease on a negotiable term, ie, 10 years.

RENT

£25,000 per annum payable monthly plus outgoings.

BOND

By negotiation.

LEGAL FEES

Each party to be responsible for their own legal fees incurred in connection with the letting.

SERVICES

Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants should make their own enquiries.

USE

Established use as retail but other uses will be considered by the landlord, being subject to any necessary planning or consents.

BUSINESS RATES

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £20,500

Rating Authority - East Lindsey District Council.

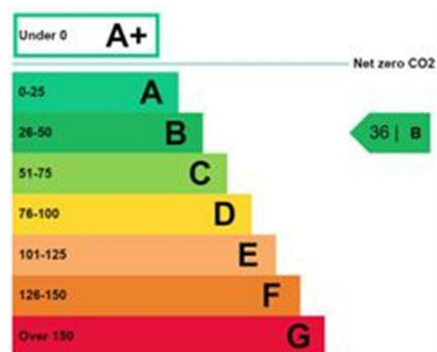
VAT

Please note, all prices quoted may be subject to VAT unless stated otherwise.

VIEWING

Strictly by appointment with the sole agents, TES Property.

ENERGY PERFORMANCE RATING



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.