



35 LUMLEY ROAD SKEGNESS, PE25 3LL

TO LET

- Prime town centre location
- To Let on a new lease
- High footfall for day and evening trade
- Car parking
- EPC Rating - D

RENT: £27,500 Per Annum

LOCATION

Skegness is the principal Lincolnshire coastal resort with a resident population of around 20,000 persons, increasing substantially in the summer months with the influx of holiday makers and day visitors. It lies some 40 miles east and south of Lincoln and Grimsby respectively, with main communication links via the A52 and A158 roads as well as a regional rail service to Grantham and Nottingham.

The property occupies a prime position on Lumley Road close to Boots, Holland & Barrett, British Heart Foundation, Savers, and Specsavers.

ACCOMMODATION

GROUND FLOOR

MAIN RETAIL AREA

Approx. 5.64m x 6.1m

RETAIL AREA

Approx. 5.64m x 6.2m

KITCHEN

Approx. 2.8m x 2.1m with wash hand basin.

STOCK ROOM

Approx. 4.91m x 4.17m + 3.33m x 1.83m

FIRST FLOOR

HALLWAY (STORAGE)

Approx. 3.71m x 9.45m

STOCK ROOM

Approx. 4.55m x 9.368m + 4.1m x 3.01m

2 X WC

CANTEEN

Approx. 3.26m x 6.98m with stainless steel sink and drainer.

OFFICE

Approx. 3.49m x 3.17m

OUTSIDE

3x parking spaces.

BUSINESS RATES

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £27,250

Rating Authority - East Lindsey District Council.

LEASE TERMS

The premises are available by way of a new lease for a term to be agreed.

RENT

£27,500 per annum exclusive.

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.

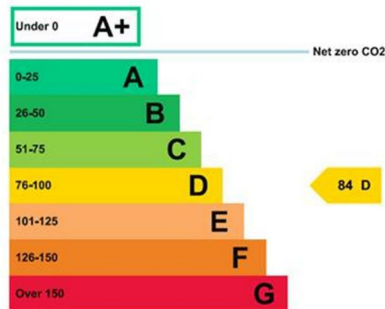
VAT

All prices quoted are exclusive of VAT unless stated otherwise.

VIEWING

Strictly by appointment by prior appointment with TES Property or joint agents, Francis & Company.

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.