



THE STORES STATION ROAD SUTTON ON SEA, LN12 2HR

FOR SALE

- Detached, self-contained lock up unit
- Ground floor retail premises approx. NIA 123.09 sq.m/1325 sq.ft
- Excellent frontage to Station Road with parking for up to 5 vehicles
- Versatile layout suitable for a range of uses including retail, professional services, healthcare, or small trade operations
- Neighbouring 7 bed house including 2 self-contained flats also for sale – combined sale considered
- Recently reduced by motivated sellers
- EPC Rating: C

PRICE: £135,000 with vacant possession

LOCATION

Sutton on Sea is a small traditional seaside town, lying some 13 miles north of the principle Lincolnshire seaside resort of Skegness, and 3 miles south of its larger neighbour, Mablethorpe. It stands on the A52 coast road with good transport links. With a resident population of approximately 4,000 people, it has a predominantly retirement focused residential population. Within Sutton on Sea are to be found traditional service and retail amenities including a supermarket, convenience stores and other mixed retailing.

The property is located on Station Road close to the Co-op supermarket, and a short distance from the main High Street. Its excellent frontage and accessibility make it ideal for retail, professional practices, or service-based businesses, subject to relevant consents.

ACCOMMODATION

SHOP FRONT AREA

12.39m internal frontage x 4.90m
With suspended ceiling containing flush lighting.



SLOPED SHOP AREA

11.83m x 3.56m plus 1.99m x 3.47m
Split via partitions to include shop floor, kitchen area with base units and stainless steel sink and drainer, and storage room/office.

WC

REAR STORE ROOM

2m x 6.42m
With shelving, strip lighting and double doors to rear fenced area.

OUTSIDE

Rear fenced area accessed from side passageway from frontage parking for up to 5 vehicles.

SERVICES

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

RATEABLE VALUE

Enquiry of the VOA website indicates:-
Description - Shop and premises
Rateable Value - £9,600 (£11,500 from 1st April 2026)
Rating Authority - East Lindsey District Council.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

VAT

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

AGENT'S NOTE

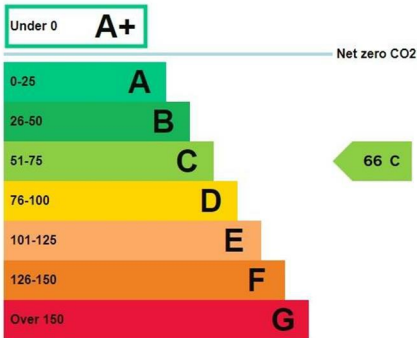
The neighbouring 7 bedroomed house including 2 self-contained flats is also on the market for sale and the vendor would be open to a combined sale of both properties. Further details can be provided from our TES Property office.



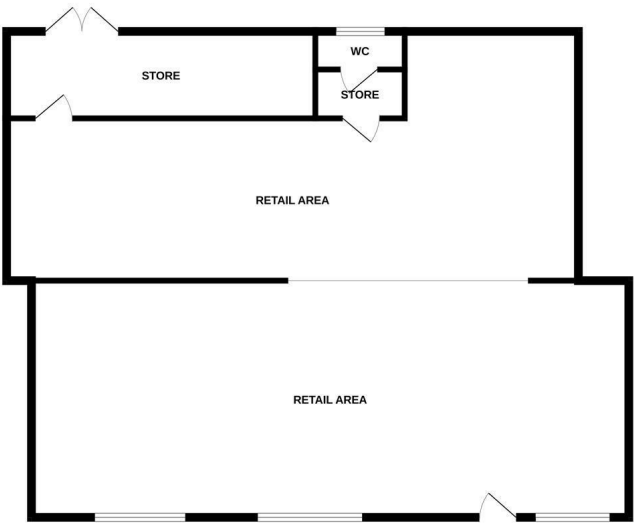
VIEWING

Strictly by appointment with the sole agents, TES Property.

ENERGY PERFORMANCE RATING



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, fixtures, contents and any other items are approximate and no responsibility is taken for any error or omission in the description. This plan is for information purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with ePlans 12/2016