



79 HIGH STREET WAINFLEET, PE24 4BH

TO LET

- Highly visual premises
- Suitable for a variety of uses (Subject to relevant permissions)
- Previous uses include bank and veterinary surgery/offices
- Electric underfloor heating to ground floor
- Excellent Local Transport Links, Including Nearby Rail Connection to Skegness and Grantham
- Available on a new lease with terms to be negotiated

■ EPC Rating - D

RENT: £8,500 Per Annum

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LOCATION

Wainfleet All Saints is an historic small market town location some 5 miles south of Skegness and 18 miles north of Boston, bypassed by the A52 road. A regional rail service runs to Skegness and Grantham whilst a regular local bus service connects Boston to the coast. Within Wainfleet are traditional local amenities including primary school, retail and service facilities.

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 is situated on the corner of High Street and Market Place, Wainfleet.

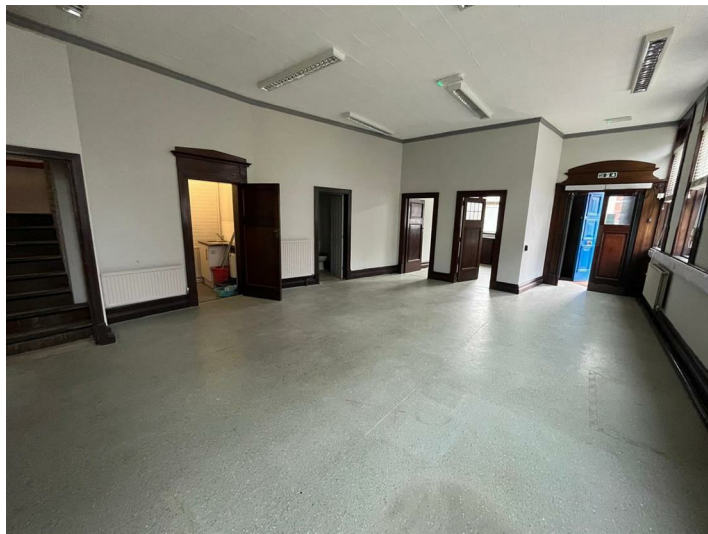
ACCOMMODATION

GROUND FLOOR

MAIN HALL

5.874m x 7.27m

With 3x radiators, uPVC double glazed windows, and power sockets.



KITCHEN

1.3m x 1.63m

Base unit with stainless steel bowl sink, hot water heater, radiator and staircase to basement.

TOILET

With w.c, wash hand basin, and tiled floor.

FRONT OFFICE

3.7m x 2.76m

With radiator, plug sockets, and uPVC double glazed window to front.

FIRST FLOOR

LANDING

With panel heater.

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.

OFFICE

4.04m x 3.55m

With panel heater.

STORE

2.00m x 3.54m

STORE

2.36m x 1.70m

KITCHEN

3.37m x 2.94m

With worktop with sink, and panel heater.

TOILET

With worktop with sink, towel rail, panel heater, and separate w.c.

TOILET

With worktop with sink, towel rail, panel heater, and separate w.c.

BASEMENT

VAULT

3.63m x 5.7m

STORE CUPBOARD

BOILER ROOM

AGENTS NOTE

The property benefits from electric underfloor heating to the ground floor and electric panel heating to first floor accommodation.

SERVICES

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

RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Veterinary surgery and premises

Rateable Value - £7,000

Rating Authority - East Lindsey District Council.

REFERENCES

The usual bank, landlord and two trade references will be required.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs.

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

EPC Rating - D96