



109 LUMLEY ROAD SKEGNESS, PE25 3LZ

FOR SALE

- Double Fronted Restaurant Premises
- Prime Town Centre Location
- Arranged Over 3 Floors
- Suitable for a variety of uses, subject to relevant consents
- EPC Rating: C

Guide Price: £500,000

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.

109 Lumley Road stands in a prime trading position some 100 metres from the Clock Tower and Sea Front, benefitting from high footfall from persons walking from the main retail area of Lumley Road and the Hildreds Centre to the Promenade. The property stands adjacent and opposite to other catering establishments, retail outlets, arcades, and licensed premises.

ACCOMMODATION

GROUND FLOOR

RESTAURANT

18.89m x 6.975m

With bar area, radiators, and understair storage.



TAKE AWAY SERVERY

7.4m x 4.26m

PREP AREA

5.2m max x 13.55m max

STORE

3.37m x 3.10m

STORE

1.2m x 3.08m

STORE

2.95m x 3.08m

2 X COLD STORES

WC

DISABLED WC

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.

SERVER ROOM

BARREL ROOM

2.98m x 2.25m

FIRST FLOOR

WC

BAR AREA

7.07m x 4.32m

With staircase to Ground Floor and doors out to Roof Terrace.



RESTAURANT

7.90m x 7.53m

SECOND FLOOR

Split into 4 rooms suitable for storage.

FORECOURT

5.79m x 15.24m

With block paved floor.

SERVICES

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 - Restaurant and premises

Rateable Value - £54,000

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

C74