



**50A HIGH STREET  
SKEGNESS, PE25 3NW**

**FOR SALE**

- Ground Floor Retail Premises With 3 Bedroom Flat To 1st & 2nd Floor
- Approx. 245.8 sq.m / 2646 sq.ft
- Prime Position Close To Hildreds Shopping Centre
- EPC Ratings: Shop - C, Flat - F

**PRICE: £300,000**



## 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.

This property benefits from a highly visible and sought-after position on the High Street, just a short distance from Lumley Road and the Hildreds Shopping Centre. Located close to the main seafront and South Parade, it sits in the heart of the town's commercial hub with a mix of local businesses, including well-known national retailers, restaurants, banks, and popular amusement venues.

## ACCOMMODATION

### GROUND FLOOR

#### SHOP

17.20m max x 7.214m max



### FIRST FLOOR



#### ENTRANCE HALL

2.84m x 2.41m

Flat accessed via separate entrance to the rear.

#### DINING ROOM

4.85m max x 12.8m max

#### LOUNGE

7.16m max x 3.91m max

### SECOND FLOOR

#### BATHROOM

3.00m x 2.44m

With w.c, wash hand basin and bath.

#### KITCHEN

3.15m x 2.39m

#### BEDROOM 1

3.68m x 3.66m

#### BEDROOM 2

3.43m x 3.07m min

#### BEDROOM 3

4.19m x 3.58m max

#### RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £22,250 (£25,500 from 1st April 2026)

Rating Authority - East Lindsey District Council.

#### COUNCIL TAX BAND

East Lindsey Council Tax Band - A

#### 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.

#### EPC ASSESSMENTS

Shop - C

Flat - F

#### VAT

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

#### VIEWING

Strictly by appointment with the sole agents, TES Property.

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.