



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

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.