



FORMER KWIK SAVE SITE, OLD WAINFLEET ROAD SKEGNESS, PE25 3RR

TO LET

- Located Within A Secure Compound
- 50+ Parking Spaces
- Easily Accessible For Deliveries
- Close To Skegness Town Centre
- EPC Rating - C

RENT: £65,000 Per Annum

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.

The property is located on Old Wainfleet Road next door to the Skegness Community Diagnostic Centre. This mixed-use area benefits from a combination of residential and commercial properties, creating a well-established and accessible setting. The location is well-served by local bus routes and lies within easy reach of the town centre and Skegness railway station.

ACCOMMODATION

WAREHOUSE

30.45m x 53.56m

FURTHER ACCOMMODATION TO INCLUDE

(via separate negotiation)

FIRST FLOOR OFFICE

10.56m x 4.03m

STORAGE

3.07m x 3.51m

OFFICE

3.54m x 3.05m

STAFF ROOM

3.99m x 1.97m

OUTSIDE

Located in a secure compound with 50+ parking spaces.

RATEABLE VALUE

Enquiry of the VOA website indicates:-

The property was removed from the rating list on 1

February 2019.

Rating Authority - East Lindsey District Council.

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.

LEGAL COSTS

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

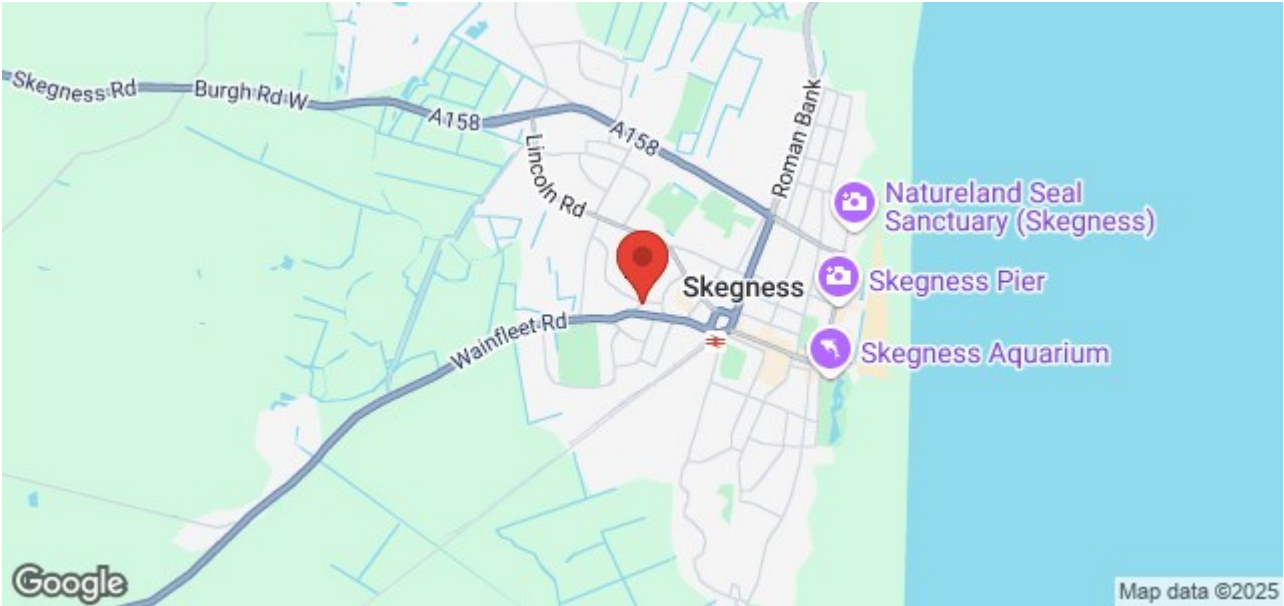
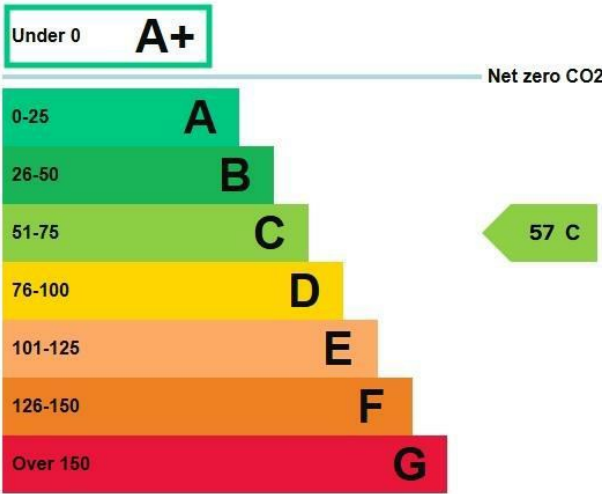
VAT

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



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.