



WAREHOUSE, PRINCE GEORGE STREET SKEGNESS, PE25 2BD

TO LET

- Warehouse Ideally Situated in Town Centre Location
- Multiple Workshops & Storage Areas
- Approx. 2617.35 sq.ft
- Suitable for a Variety of Uses, subject to relevant consents
- EPC - TBC

RENT: £10,000 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 situated on Prince George Street, a centrally located side street just off Lumley Road, within close walking distance of the town's main shopping area, public transport links and seafront amenities.

ACCOMMODATION

ENTRANCE STORE

14.01 sq.m / 150.80 sq. ft

MAIN WORKSHOP

110.72 sq.m / 1192 sq.ft



LINKING STORE

23.28 sq.m / 250.58 sq.ft

WORKSHOP 2

45.45 sq.m / 489.22 sq.ft



TOILET

With w.c and wash hand basin.

FIRST FLOOR STORAGE

49.68 sq.m / 534.75 sq.ft



SERVICES

Some mains services are understood to be available including 3-phase electricity. 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 - Store and premises

Rateable Value - £6,300

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

To be confirmed.

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.