



47-51 HIGH STREET SKEGNESS, PE25 3NY

TO LET

- Ground floor retail with upper floor offices/storage
- Flexible layout for other potential alternative uses
- Highly visible High Street frontage
- Close to Hildreds Shopping Centre
- Strong pedestrian footfall
- Available on a new lease
- EPC Rating: C

RENT: £25,000 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 occupies a highly visible position within Skegness town centre's established retail area, directly fronting High Street on the sunnier side of the street and benefitting from strong pedestrian flows close to the bus and rail stations. It sits in close proximity to the principal retail thoroughfare, including Hildreds Shopping Centre, the adjoining Lumley Road shopping area and a diverse mix of national and independent retailers, cafes and services, making it well placed to attract both local residents and visitors.

ACCOMMODATION

GROUND FLOOR

Approx. 216 sq.m laid out for retail use but has potential for other uses, subject to relevant consent and landlord approval.



FIRST FLOOR

OFFICE

2.816m x 3.58m

STORE

3.60m x 3.69m

STORE

5.25m x 3.54m

WC

STORE

3.6m x 3.56m

KITCHENETTE

1.84m x 1.33m

SECOND FLOOR

STORE

3.58m x 3.6m

STORE

2.988m x 4.6m

STORE

3.56m x 5.2m

STORE

3.98m x 2.96m

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.

AGENT'S NOTE

There is an option to take part of the property via way of a split of the ground floor unit, subject to landlord approval.

RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £46,750 (£53,000 from 1st April 2026)

Rating Authority - East Lindsey District Council.

LEGAL COSTS

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

REFERENCES

The usual bank, landlord and two trade references will be required.

VAT

Please note, VAT is not elected on top of the rent

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.