FORMER KEETCH FACTORS PREMISES
ALEXANDRA ROAD, MABLETHORPE, LN12 1BJ

TO LET

- Spacious commercial premises with trade counter, offices, warehouse areas
- Flexible accommodation approx. 6,167 sq.ft. GIA
- Ample parking and extensive external yard
- Suitable for a variety of uses, subject to relevant consents
- Conveniently located just off Mablethorpe High Street
- Easy access to town amenities and transport links
- EPC Rating: E

RENT: £20,000 Per Annum

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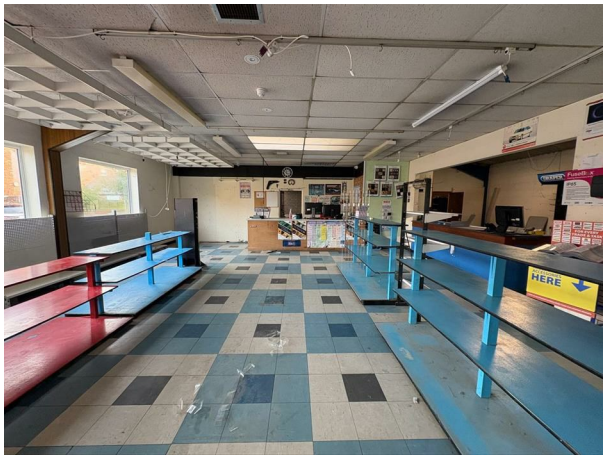
www.tes-property.co.uk

LOCATION
Mablethorpe is a town with a population of approx. 12,500, situated on the Lincolnshire coast with a good level of local amenities. The population is considerably increased in the summer months by the influx of holidaymakers to the area. It is located approximately 19 miles north of Skegness and 32 miles south of Cleethorpes. The town has beautiful sandy beaches, a range of shops and amenities and a health centre. The market towns of Louth and Spilsby are just a short drive away and the larger towns of Boston, Grimsby and the city of Lincoln are all accessible and approximately 1 hour by road.

The property is located on Alexandra Road, just off Mablethorpe High Street, offering convenient access to local amenities and transport links within the town.

ACCOMMODATION

TRADE COUNTER
8.75m x 10.31m + 6.3m x 3.6m



OFFICE
3.79m x 3.02m

OFFICE
3.11m x 2.70m

WAREHOUSE
12.39 x 22.78m

WAREHOUSE
3.6m x 4.6m + 20.51m x 6.01m

STORE
3.74m x 1.07m

OUTBUILDING STORE
11.326m x 8.591m

OUTSIDE
The property benefits from ample parking and adjoining land to the side and front, offering flexible use for vehicles or storage.

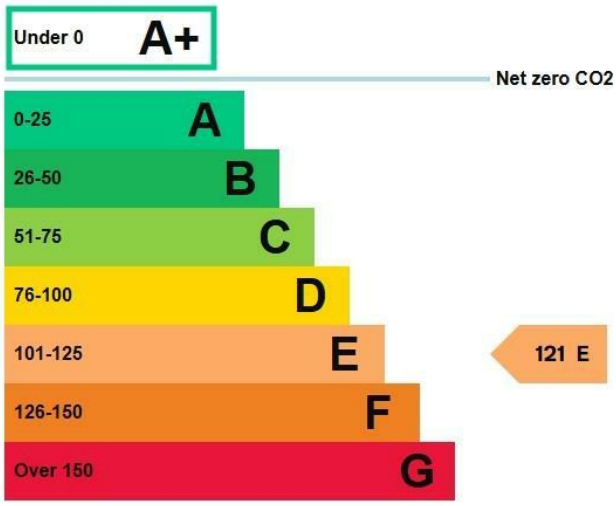
SERVICES
Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants/purchasers should make their own enquiries.

RATEABLE VALUE
Enquiry of the VOA website indicates:-
Description - Store and premises
Rateable Value - £13,000 (£14,500 from 1st April 2026)
Rating Authority - East Lindsey District Council.

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



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