



## FORMER KEETCH FACTORS PREMISES ALEXANDRA ROAD

### 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**

**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.

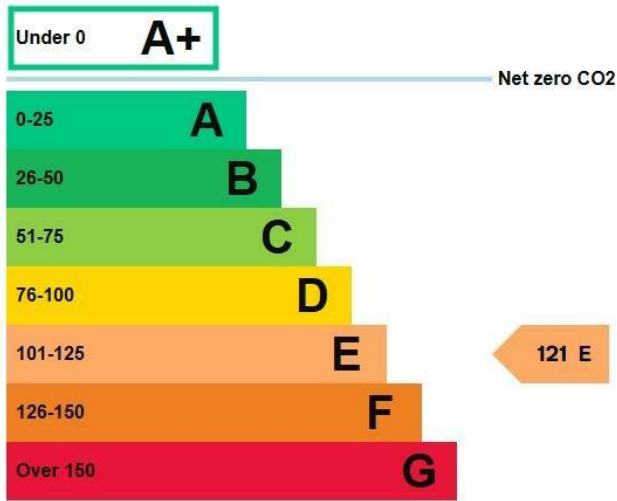
**VAT**

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**



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.