



**23 LUMLEY ROAD  
SKEGNESS, PE25 3LN**

**TO LET**

- Ground floor retail premises
- Prominent town centre location in Skegness
- Close to a mix of national and independent retailers and Hildreds shopping centre
- Excellent pedestrian footfall and visibility
- 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 is situated at 23 Lumley Road within Skegness's principal town centre retailing area, forming part of the busy high street that connects the seafront promenade with Lumley Square. Lumley Road is the main commercial thoroughfare in the town, lined with a mix of national retailers and independent shops and close to the Hildreds shopping centre, providing excellent visibility and strong footfall.

## ACCOMMODATION

### RETAIL AREA

26.860m max x 6.536m max

With entrance from Lumley Road.



## SERVICES

Mains electricity and water are understood to be available. Tenants will need to make their own arrangements for any connections, fittings, or installations required to suit their occupation. For this, the landlords are willing to negotiate preferential interim rental terms. The agents have not inspected or tested any of the services and prospective tenants should make their own enquiries.

## RATEABLE VALUE

To be reassessed by the VOA.

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.

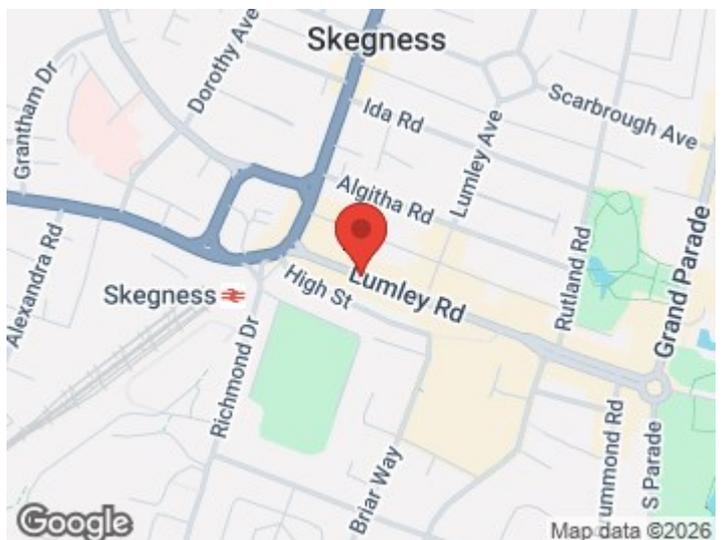
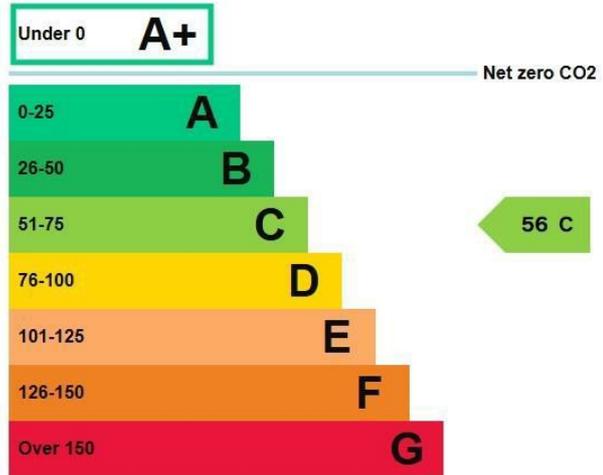
## VAT

Please note, 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.