

## 71 HIGH STREET SKEGNESS, PE24 4DA

### TO LET

- Occupying one of the prime retail locations in Skegness
- Opposite the entrance to Hildreds Shopping Centre
- High pedestrian footfall position
- Ground floor retail space
- Air conditioning installed
- Suitable for a variety of retail uses, subject to consent
- Available on a new lease
- EPC Rating: TBC

**RENT: £18,000 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 prominent town centre position opposite the entrance to Hildreds Shopping Centre. The property benefits from high pedestrian footfall within the established retail core, surrounded by a mix of national and independent retailers, cafés, and services, with convenient access to local transport links and town centre amenities.

## ACCOMMODATION



## RETAIL AREA

6.81m max x 5m max

With air conditioning unit and new electric sockets throughout.

## SERVICES

Some mains services, including electric and water, 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

To be reassessed by the VOA.

Rating Authority - East Lindsey District Council.

## LEGAL COSTS

The ingoing 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

To be confirmed.