



## 104 LUMLEY ROAD SKEGNESS, PE25 3ND

### TO LET

- Prime retail premises on Lumley Road & High Street
- Opposite the entrance to Hildreds Shopping Centre
- High pedestrian footfall position
- Ground floor retail accommodation
- Ancillary accommodation to the first & second floors
- Suitable for a variety of uses, subject to relevant consents
- Close to public transport and amenities
- Available on a new lease
- EPC Rating: D

**RENT: £32,500 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 prominent position on Lumley Road, Skegness's principal retailing thoroughfare, opposite the entrance to the Hildreds Shopping Centre. The immediate area forms part of the town's established retail core and benefits from strong pedestrian footfall and a mix of national and independent retailers, cafés and service operators.

## ACCOMMODATION

### GROUND FLOOR

#### RETAIL AREA

14.138m max x 6.32m max



### FIRST FLOOR

#### ENTRANCE HALL

3.56m x 8.36m

With strip lighting, wood effect flooring, uPVC double glazed window to front.

#### STAIRWELL

3.68m x 2.17m

#### STORE

1.47m x 1.63m

With consumer unit.

#### TOILET

With wc and wash hand basin.

#### STORE ROOM/OFFICE

4.60m x 2.83m

With uPVC double glazed window to rear.

#### SUN BED ROOM 1

2.36m x 3.56m

#### SERVICE ROOM

3.68m x 1.33m

With boiler.

#### SUN BED LOBBY

1.47m x 3.37m

With consumer unit.

#### SUN BED ROOM 2

2.10m x 3.37m

### SECOND FLOOR

#### STORE ROOM

3.32m x 2.89m

#### STORE ROOM

3.82m x 2.94m

#### STORE ROOM

2.24m max (1.76m min) x 3.79m

#### STORE ROOM

2.73m max (2.24m min) x 3.76m

#### SHELVING STORE

2.63m x 1.07m

### 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 - Shop and premises

Rateable Value - £20,000 (£21,250 from 1st April 2026)

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.

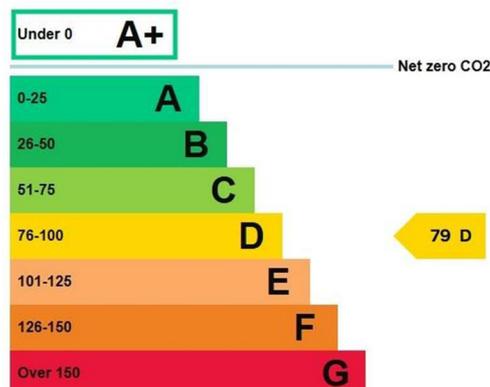
### VAT

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



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.