

15 HIGH STREET
SKEGNESS, PE25 3NY

FOR SALE

- Mixed-use investment opportunity (retail with self-contained flat)
- Located on Skegness High Street
- Established commercial position with strong pedestrian footfall
- Ground floor retail unit let on 15 year lease
- Self-contained first floor residential accommodation let on AST
- Achieving approx. £12,750 per annum exclusive
- Popular coastal resort with strong seasonal trade uplift
- EPC Ratings: Shop - D / Flat - TBC

PRICE: £189,000

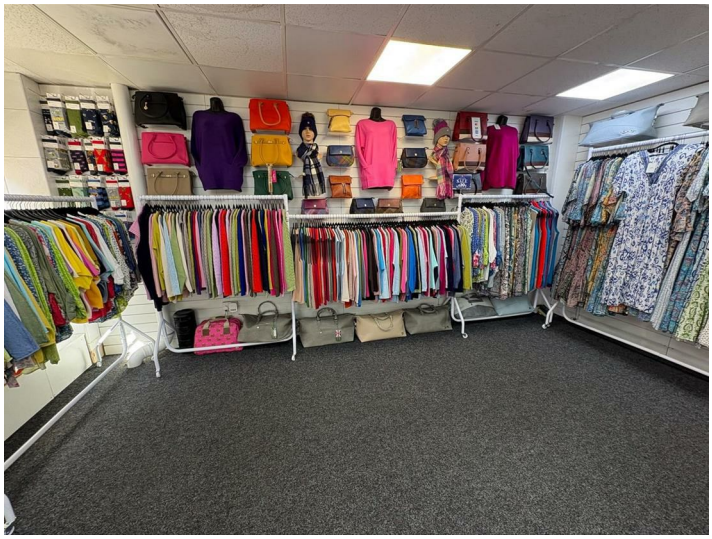
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LOCATION
Skegness is the principal Lincolnshire coastal resort with a resident population of around 20,000 persons, increasing substantially in the summer months with the influx of holiday makers and day visitors. It lies some 40 miles east and south 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 along High Street, Skegness's main retailing thoroughfare, benefitting from consistent pedestrian flow and a mix of national and independent occupiers in the immediate vicinity. The location is conveniently positioned for the seafront, railway station and wider town centre amenities, forming part of an established commercial pitch.

ACCOMMODATION

RETAIL AREA
8.29m max x 5.62m max



BASEMENT (LIMITED HEAD HEIGHT)
5.35m x 9.59m
With fuse box and kitchen facilities.

FIRST FLOOR FLAT
With separate access to side.

LIVING ROOM
With radiator.

BEDROOM (DOUBLE)

BATHROOM
With wc, wash hand basin, bath and shower.

KITCHEN
With stainless steel sink and drainer, base units, and Old Potterton boiler.

BEDROOM (DOUBLE)

TENANCIES
The ground floor shop is under lease expiring 8th September 2032.
The first floor flat is let under an AST.
The total rental income for the property is £1,062.50 per calendar month.

RATEABLE VALUE
Enquiry of the VOA website indicates:-
Description - Shop and premises
Rateable Value - £11,750
Rating Authority - East Lindsey District Council.

COUNCIL TAX BAND
East Lindsey District Council Tax Band - A

EPC ASSESSMENTS
Shop - D
Flat - TBC

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.

VAT
Please note, all prices quoted may be subject to VAT unless stated otherwise.

VIEWING
Strictly by appointment with the sole agents, TES Property.

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.