



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: £199,000

LOCATION

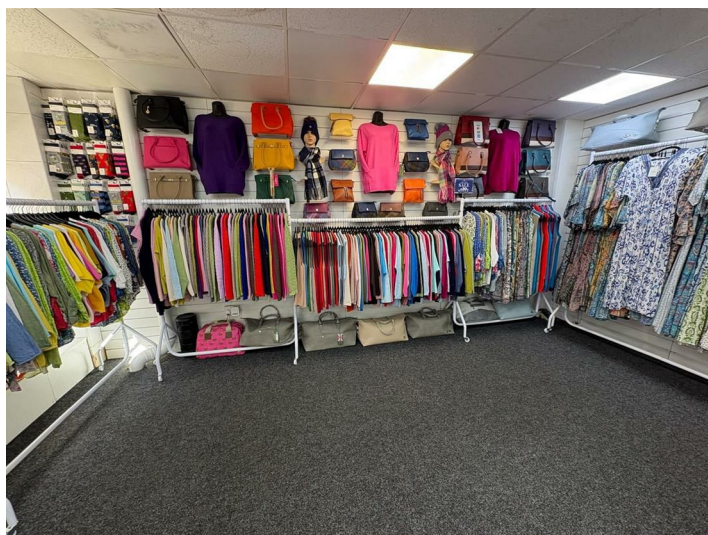
Skegness is the principal Lincolnshire coastal resort with a resident population of around 20,000 persons, increasing substantially in the summer months with the influx of holiday makers and day visitors. It lies some 40 miles east and south of Lincoln and Grimsby respectively, with main communication 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.