

118 LUMLEY ROAD
SKEGNESS, PE25 3NA

TO LET

- Ground floor retail premises with storage accommodation
- Prime position on Lumley Road, Skegness's principal retailing thoroughfare
- Strong trading location
- Ground floor sales accommodation with recessed frontage
- First and second floors providing ancillary storage accommodation
- Parking for approx. 4 vehicles
- Available from January 2027
- EPC Rating - D

RENT: £25,000 Per Annum

01507 601633 | survey@tes-property.co.uk
www.tes-property.co.uk

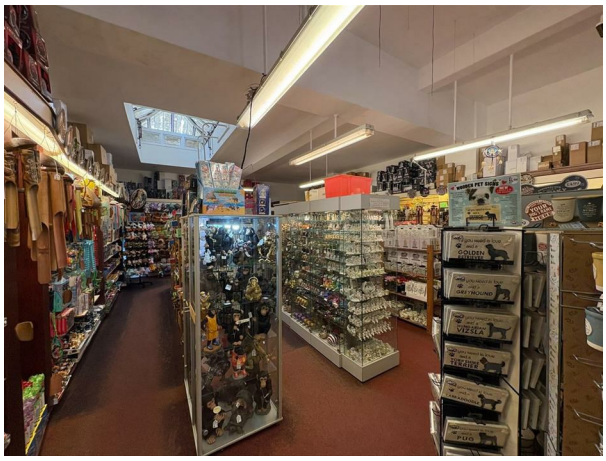
LOCATION
Skegness is the principal Lincolnshire coastal resort with a resident population of around 20,000 persons, increasing substantially in the summer months with the influx of holiday makers and day visitors. It lies some 40 miles east and south of Lincoln and Grimsby respectively, with main communication links via the A52 and A158 roads as well as a regional rail service to Grantham and Nottingham.

The property occupies a prime trading position on Lumley Road, Skegness's principal retailing thoroughfare, close to the junction with Drummond Road and within easy walking distance of the seafront and town centre amenities. The surrounding area comprises a strong mix of national and independent retailers, licensed premises and leisure operators, benefiting from high levels of pedestrian footfall throughout the year, particularly during the peak holiday season.

For identification purposes only, the property is shown edged red on the plan below.

ACCOMMODATION

GROUND FLOOR RETAIL
6.325m max x 17.446m max
With recessed frontage



TOILET
With wc and wash hand basin.

BASEMENT
10.82m x 6m

FIRST FLOOR

STORE
1.95m x 3.7m

STORE
4.15m x 2.72m

STORE
2.18m x 2.98m

STORE
4.15m x 3.64m

STORE
4.04m x 1.94m

SECOND FLOOR
Further storage split into 4 small stores.

OUTSIDE
The property has the benefit of rear road access off Arcadia Road, with rear yard including parking for approx. 4 vehicles.

LEASE
To be let on a new lease for a minimum 3 year term.

SERVICES
Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants should make their own enquiries.

RATEABLE VALUE
Enquiry of the VOA website indicates:-
Description - Shop and premises
Rateable Value - £24,750
Rating Authority - East Lindsey District Council.

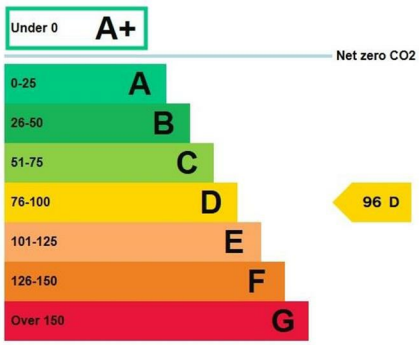
LEGAL COSTS
The ingoing tenant will be responsible for the landlord's reasonable legal costs.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.