



3 CAVENDISH ROAD SKEGNESS, PE25 2QU

TO LET

- Corner retail premises at junction of Cavendish Road and Brunswick Drive
- Convenient access to Skegness town centre, approx 5 minute walk from Lumley Road
- Well-presented ground floor retail accommodation
- Front and side parking provision
- Additional external storage area included
- Available on a new lease (minimum term 3 years)
- EPC Rating: TBC

RENT: £4,000 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 prominent corner position on Cavendish Road within an established residential area of Skegness, a short walk from Roman Bank and approximately 5 minutes from Lumley Road, the town's principal retailing thoroughfare. The location benefits from a strong local catchment together with convenient access to the town centre, seafront attractions and public transport facilities.

ACCOMMODATION**RETAIL AREA**

4.106m max x 4.04m max

KITCHEN

2.93m x 0.76m

WC

0.84m x 3.18m

OUTSIDE

Additional storage area off Brunswick Drive is also included. Ample parking to front and side.

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 - £5,600

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.