UNIT 1, AE COOK BUSINESS PARK
VICTORIA ROAD, SKEGNESS, PE25 3SZ

TO LET

- Trade counter premises
- Excellent frontage onto Victoria Road
- Established AE Cook Business Park location
- Available from January 2027
- Suitable for a variety of uses, subject to appropriate consents
- New full repairing and insuring lease available
- Shared parking to frontage
- EPC Rating: C

RENT: £8,000 Per Annum

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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 occupies a road-facing position on the established AE Cook Business Park, fronting Victoria Road and benefiting from excellent visibility. The location provides convenient access to Skegness town centre, the A52, and a range of neighbouring trade, industrial and commercial occupiers.

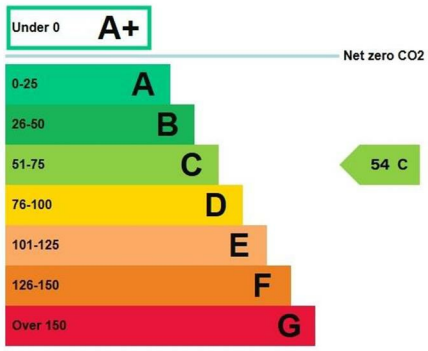
ACCOMMODATION

TRADE COUNTER
8.737m max x 11.076m max
With entrance door and windows to front.

KITCHEN
2.51m x 2.20m
With base units, worktop, stainless steel sink and drainer, radiator, fuse box, and boiler..

TOILET
With wc, wash hand basin and radiator.

ENERGY PERFORMANCE RATING



LEASE TERMS
The property is available on a new lease for a term of 20 years, incorporating a tenant's break option exercisable on 6 months' written notice at any time after the initial 30 months. Rent will be reviewed every 3 years in line with the Retail Prices Index (RPI).

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 - Warehouse and premises
Rateable Value - £6,500
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.

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.