



## 372 ROMAN BANK SKEGNESS, PE25 1RJ

### TO LET

- Ground floor retail premises
- Main road position
- Mixed commercial/residential area
- Close to the seafront
- Suitable for a variety of uses, subject to necessary consents
- Available on a new lease
- 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 is situated on Roman Bank, an established arterial route to the north of Skegness town centre, with a range of retail and commercial occupiers nearby. The location benefits from passing traffic along the main coastal route towards Ingoldmells and Chapel St Leonards.

## ACCOMMODATION

### RETAIL AREA

2.93m max x 4.72m max



### OFFICE

2.27m max x 2.51m

### WC

With wc and wash hand basin.

## 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 - £2,700

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.