

35 LUMLEY ROAD
SKEGNESS, PE25 3LL

ALL ENQUIRIES

- Prime town centre location
- High footfall for day and evening trade
- Car parking
- Available to let on a new lease or freehold available to purchase with vacant possession
- EPC Rating - D

PRICE: £265,000
RENT: £25,000 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 prime position on Lumley Road close to Boots, Holland & Barrett, British Heart Foundation, Savers, and Specsavers.

ACCOMMODATION

GROUND FLOOR

MAIN RETAIL AREA
Approx. 5.64m x 6.1m

RETAIL AREA
Approx. 5.64m x 6.2m

KITCHEN
Approx. 2.8m x 2.11m with wash hand basin.

STOCK ROOM
Approx. 4.91m x 4.17m + 3.33m x 1.83m

FIRST FLOOR

HALLWAY (STORAGE)
Approx. 3.71m x 9.45m

STOCK ROOM
Approx. 4.55m x 9.368m + 4.1m x 3.01m

2 X WC

CANTEEN
Approx. 3.26m x 6.98m with stainless steel sink and drainer.

OFFICE
Approx. 3.49m x 3.17m

OUTSIDE
3x parking spaces.

BUSINESS RATES
Enquiry of the VOA website indicates:-
Description - Shop and premises
Rateable Value - £26,750
Rating Authority - East Lindsey District Council.

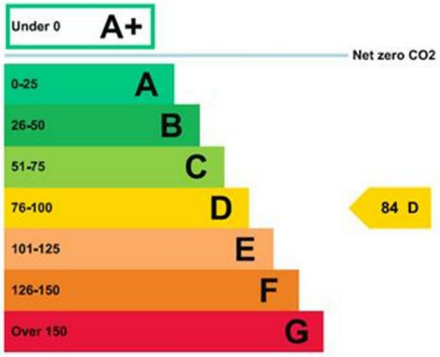
SALE/RENT
The property is available to let on a new lease at a rent of £25,000 per annum exclusive. Alternatively, the freehold interest is available at an asking price of £265,000.

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.

VAT
All prices quoted are exclusive of VAT unless stated otherwise.

VIEWING
Strictly by appointment by prior appointment with TES Property or joint agents, Francis & Company.

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.