

15A HIGH STREET,  
SKEGNESS,  
LINCS, PE25 3NY



- FREEHOLD RETAIL INVESTMENT
- TOWN CENTRE POSITION
- HIGH FOOTFALL
- CURRENT RENTAL – ON APPLICATION

**PRICE:- £160,000**

**EPC Rating D**

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**LOCATION** Skegness is the principal Lincolnshire coastal resort lying some 40 miles from Grimsby and Lincoln and 23 miles north of Boston. The town has a resident population of around 18,000 persons increasing substantially in the summer months with the influx of holidaymakers and day visitors.

The property enjoys a good trading position on the part pedestrianised High Street which runs parallel with the main shopping street of Lumley Road No. 15A. lies on the north side of the road in a mixed trading area incorporating retailers, fast food and amusement users. See plan attached for identification purposes only.

**DESCRIPTION** A terraced two storey property with a one room to each floor comprising:-

GROUND FLOOR;	RETAIL	32 m <sup>2</sup> (max)	345 ft <sup>2</sup>
FIRST FLOOR;	STORAGE & ANCILLARY	35 m <sup>2</sup>	377 ft <sup>2</sup>

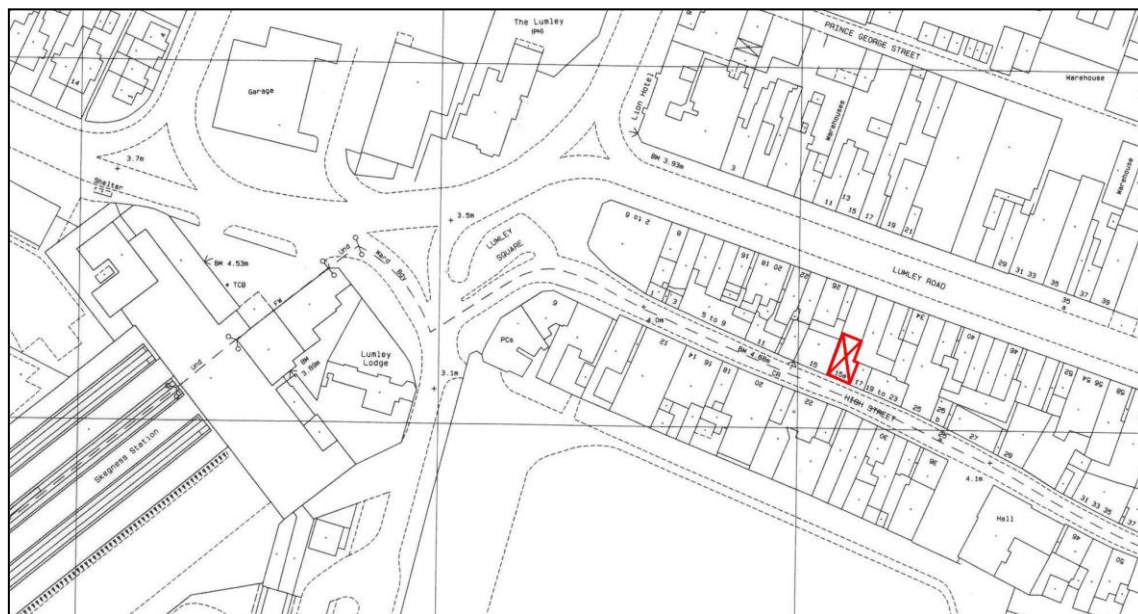
The site is fully developed.

**TENANCY** Let (FROM March 2016) at £11,500 p.a. on an annual basis.

**TENURE** The freehold interest is held by the vendor.

**ASSESSMENTS** Rateable Value £7,700. Charging authority - East Lindsey District Council.  
Business Rates Payable 2017/18 - £3,791.46

**VIEWING** Strictly by prior appointment through the agents, Skegness office – 48 hours notice being requested.



**MEASUREMENTS** are approximate with the metric conversation shown in brackets, taken wall to wall unless otherwise indicated.

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