

36 HIGH STREET,
SKEGNESS,
LINCS, PE25 3NW



- EXTENSIVE FREEHOLD COMMERCIAL PROPERTY
- PRIME TOWN CENTRE LOCATION
- GROUND FLOOR 1950 sqft (180m2) approx
- FIRST FLOOR 800 sqft (70m2) approx
- ATTIC STORAGE 630 sqft (58m2) approx
- BASEMENT 380 sqft (35m2) approx
- VACANT POSSESSION AND WELL ESTABLISHED OR BUSINESS AVAILABLE BY SEPARATE NEGOTIATION - sales of servicing of Bicycles, Electric Bikes, Motorbikes, Lawnmowers and accessories. Key Cutting.

PRICE:- £199,950

EPC Rating G

TURNER
EVANS
STEVENS
LIMITED
Estate Agents
Valuers
Auctioneers
Surveyors

GRIMSBY
21 5th St Mary's Gate DN31 1JE
T 01472 362020 F 362040

LINCOLN
12 New land LN1 11 ID
T 01522 511665 F 511830

LOUTH
6 Cornmarket LN11 9PY
T 01507 601633 F 603917
also
1 Queen Street LN11 9AU
T 01507 602264 F 600036

MABLETHORPE
16d Victoria Road LN12 2AQ
T 01507 473476 F 479852

SKEGNESS
32 Roman Bank PE25 2SL
T 01754 766061 F 610382

SPILSBY
34 High Street PE23 5JH
T 01790 752151 F 754537

SUTTON ON SEA
2 Evergreen Walk
High Street LN12 2SW
T 01507 441166 F 443481

WOODHALL SPA
10 The Broadway LN10 6ST
T 01526 354111 F 354222

www.tes-property.co.uk

Registered in England 03710262

LINCOLNSHIRE'S LEADING ESTATE AGENCY GROUP

LOCATION

The property is situated in a prominent position on the High Street in Skegness. Skegness is a town of 18,000 people with a significantly increased population during the summer months when the tourist season is in full swing. The High Street runs parallel to the main Lumley Road and offers a mixture of trading outlets including Wilkinsons, Ladbrokes, Curtis Bakers and a number of fast food outlets and restaurants. It also forms an important thoroughfare with high footfall, especially in the summer months, leading towards the promenade at the east end, and railway station/coach park and supermarkets at the west end.

ACCOMMODATION

GROUND FLOOR

82' 0" deep x 23' 8" wide (24.99m x 7.21m)

FRONT SALES AREA

31' 0" x 23' 8" (9.45m x 7.21m) Double fronted shop (could be two units) with stairs off. Pedestrian door plus sliding patio door, slatted wall shelving and counter. Partition to:-

REAR WORKSHOP AREA

50' 10" x 24' 8" (15.49m x 7.52m) with door to rear, electric fuses, being mainly open plan with

LOBBY

with handbasin and separate WC cubicle.

FIRST FLOOR

Staircase with window over with grille.

SHOW ROOM

29' 9" x 27' 2" (9.07m x 8.28m) maximum overall with fluorescent lighting, windows to front, partitioned office area, window to rear with grille.

ATTIC STORAGE

23' 3" x 27' 1" (7.09m x 8.25m) overall with reduced headroom at eaves with staircase access, fluorescent lighting.

BASEMENT

Side passage access (gated) to

REAR LOBBY

23' 2" x 4' 10" (7.06m x 1.47m)

ROOM 1

23' 5" x 16' 2" (7.14m x 4.93m) max with good headroom plus a further rear area with reduced headroom.

OUTSIDE

To the rear is a ramped exit to the cricket ground (for which £200 pa is paid).



TENURE

We believe this property to be Freehold. All interested parties are advised to make their own enquires.

SERVICES

Mains electricity, water and sewerage services are understood to be connected. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWINGS

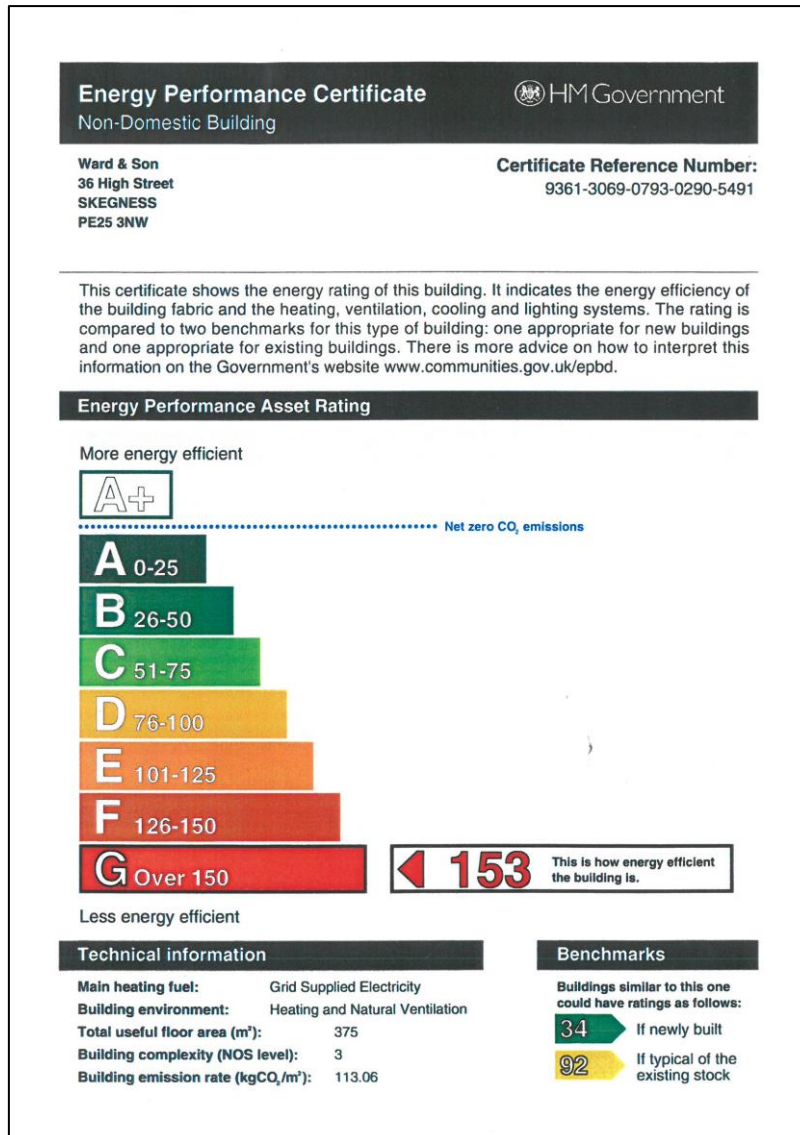
By prior appointment with Turner Evans Stevens office in Skegness.

ASSESSMENTS

Rateable Value:- £12,250

Business Rates Payable 2017/2018:- £6,121.63

As verbally advised by East Lindsey District Council 21.09.2017



INFORMATION & SERVICES

MEASUREMENTS

Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

THINKING OF SELLING?

If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.

MORTGAGES & FINANCE

If you require independent mortgage advice please contact our Independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.

SURVEYS

We provide an efficient and comprehensive service that doesn't cost the earth but could save you a fortune. Please ask for further details. Our surveyors carry out thousands of surveys and valuations throughout Lincolnshire every year and have experience of the market and property which is second to none.

MANAGEMENT & LETTING

We have a wide variety of properties to let on our books, from small flats to large houses. If you have a property that you would like us to rent out, register it with us for hassle free renting, at terms which you will find hard to beat.

COMMERCIAL

We deal with all aspects of commercial property from sales and lettings, schedules of condition, dilapidations and rent reviews. Our dedicated commercial team provide a first class service covering the whole county.

ARCHITECTURAL PLANNING

If you are extending for building, we can arrange a full design and supervision service from an extension to a complete new home build, and we provide the architects and surveyors certificates on completion.

INTERNET

All our properties are advertised on our website at www.tes-property.co.uk and www.rightmove.co.uk. We can also be contacted by e-mail, see our website, but for a more personal service, please call in or telephone our sales offices.

DISCLAIMER

Notice is hereby given that these particulars are set out for the guidance of proposed purchasers, and although due care is taken in their preparation and they are believed to be correct, proposed purchasers must not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. These particulars are issued on the understanding that all negotiations are carried out through the agents Turner Evans Stevens but they do not constitute an offer or contract. Any price quoted in these particulars is subject to contract. No person employed by Turner Evans Stevens Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

