

# 151 ROMAN BANK SKEGNESS PE25 1RY



- FOR SALE
- FREEHOLD SHOP & FLAT
- PROMINENT MAIN ROAD LOCATION
- SHOP 1250 sqft (125 sqm)
- BASEMENT STORAGE 750 sqft (70 sqm)
- MODERN 2 BEDROOM FLAT with 26' modern Living Room & Kitchen, Utility, Boiler Room and Bathroom
- EPC Ratings D & G

**PRICE:- £168,000**

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## **ACCOMMODATION**

### **MAIN SALES AREA**

54' 0" x 22' 10" (16.45m x 6.95m) widening to 27' (8.22m) With pvc double entrance doors and windows, partitioned office to the rear, partitioned Kitchenette area to the side with sink unit with water heater above, worksurfaces and cupboards.

### **BASEMENT STORAGE AREA**

With staircase access and pvc double glazed window, light and power, concrete floor.

Main Area - 27'1" x 19'5" maximum overall (8.26m x 5.93m)

Office - 14'9" x 8' (4.50m x 2.46m)

Second Area - 12'2" x 8' (3.7m x 2.42m)

### **THE APARTMENT**

With pvc double glazing and gas central heating.

### **LOWER HALL**

With radiator, pvc double glazed door and stairs.

### **LIVING ROOM & KITCHENETTE**

26' 10" x 13' 5" (8.17m x 4.09m) reducing to 10'6" (3.20m). With re-fitted kitchen with base and wall units, roll edge worksurfaces and breakfast bar with tiled splashbacks, stainless steel sink unit with mixer tap over, space for fridge freezer, appliance space, built under oven and grill, 4 ring ceramic hob, pvc window, stairs off to a mezzanine area with wall mounted T.V point, wood effect flooring through to the Sitting/Dining Area with radiator, pvc window to the front elevation, downlights to ceiling throughout.

### **BEDROOM 1**

9' 11" x 14' 0" (3.02m x 4.26m) maximum including chimney breast. With pvc window to the rear elevation, radiator, downlights, wood style flooring.

### **BEDROOM 2**

11' 0" x 12' 11" (3.35m x 3.93m) maximum being shaped. To take a double bed etc, radiator, pvc window, downlights, wood effect flooring.

### **LOBBY / BOILER ROOM**

With wall mounted gas central heating boiler, space for washing machine and dryer.

### **BATHROOM**

9' 5" x 5' 1" (2.87m x 1.55m) average being shaped. With spa bath with centre tap and hand held shower, downlights, handbasin, W.C, tiled floor, opaque pvc window, tiled surround, vertical towel radiator.



**LOCATION**

Skegness is the principal East Lincolnshire coastal resort positioned some 40 miles from Lincoln with a resident population of almost 20,000 persons.

Roman Bank is the A52 main road between Skegness and the holiday areas to the north, the property lies in a busy area with passing traffic and a good footfall.

**TENURE**

Freehold. The shop is vacant. The flat is currently let from October 2020 at £500 pcm.

**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.

**VIEWING**

By prior appointment with Turner Evans Stevens office in Skegness.

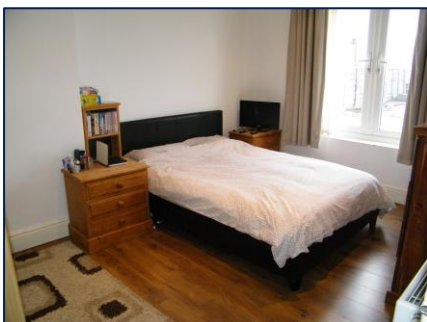
**ASSESSMENTS**

Rateable Value:- £8,500

Council Tax will be payable on the flat.

**PHOTOS**

From Archive



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.

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**Energy Performance Certificate**

Flat, 151, Roman Bank, SKEGNESS, PE25 1RY  
 Dwelling type: Mid-floor flat Reference number: 8997-7020-1859-3552-2992  
 Date of assessment: 12 October 2013 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 12 October 2013 Total floor area: 62 m<sup>2</sup>

Use this document to:  
 • Compare current ratings of properties to see which properties are more energy efficient  
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,141
Over 3 years you could save	£ 3,924

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 120 over 3 years	You could save £ 3,924 over 3 years
Heating	£ 5,124 over 3 years	£ 1,458 over 3 years	
Hot Water	£ 789 over 3 years	£ 639 over 3 years	
<b>Totals</b>	<b>£ 6,141</b>	<b>£ 2,217</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(82-91) A			
(69-81) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
		64	
	14		

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 2,496	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,350	✓
3 Low energy lighting for all fixed outlets	£50	£ 77	✓

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer, and cheaper to run.

**Energy Performance Certificate**

Non-Domestic Building  
 151, Roman Bank, SKEGNESS  
 PE25 1RY  
 Certificate Reference Number: 9702-3094-0996-0500-4401

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

86

This is how energy efficient the building is.

Less energy efficient

**Technical information**

Main heating fuel: Grid Supplied Electricity  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 206  
 Building complexity (NOS level): 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 87.64

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
 41 If newly built  
 59 If typical of the existing stock

