

# 17 LUMLEY ROAD AND PRINCE GEORGE STREET, SKEGNESS, LINCS, PE25 3LL



- FREEHOLD RETAIL PREMISES
- TWO ROAD FRONTAGES
- GROUND FLOOR 200 m<sup>2</sup> (2100 ft<sup>2</sup>) approx
- TWO LARGE SELF CONTAINED FLATS
- REAR PARKING
- VACANT POSSESSION AVAILABLE
- EPC RATING C

**ASKING PRICE:- £290,000**

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## LOCATION

Skegness is the principal Lincolnshire Seaside resort with a residential population of around 20,000 persons, increasing substantially in the holiday season with the influx of day visitors and holiday makers.

Lumley Road forms the main retail and trading thoroughfare leading to the beach and promenade with the subject premises occupying a prime trading position and being in close proximity to Heron Frozen Foods, the British Heart Foundation Holland & Barrett, Boots, Dorothy Perkins, Specsavers, Edinburgh Woollen Mill, Halifax, HSBC and Argos. The property lies on the north side of the road and also enjoys road frontage to Prince George Street at the rear.

## ACCOMMODATION

### SHOP – 102 m<sup>2</sup> (1100 ft<sup>2</sup>)

75' x 13'3" widening to 16'11" (22.8m x 4.03m/5.15m)

With roller shutter door, recessed double entrance doors, suspended ceiling and fluorescent lighting. Side office area and door to side yard and rear.

### MIDDLE AREA – 62.5m<sup>2</sup> (670 ft<sup>2</sup>)

40'5" x 16'7" (12.33m x 5.07m)

### REAR AREA / STORE – 34.4m<sup>2</sup> (361 ft<sup>2</sup>)

29'7" x 12'3" (9.2m x 3.74m)

With 3 windows, opaque pvc door to the rear including Kitchen and W.C.

## THE APARTMENT

With access via a pedestrian gate on Lumley Road via the rear of the shop to a side passage with external metal staircase to:-

### PORCH

With inner door to:-

### KITCHEN

13' 6" x 10' 3" (4.12m x 3.13m)

maximum including Porch. With pvc window, base and wall units, roll edge worksurfaces with tiled splashbacks, inset 1 1/2 bowl sink unit with mixer tap over, hot water boiler, space for fridge and freezer, space for cooker, further appliance space, electric storage heater.

### INNER HALL

With built in storage cupboard, electric storage heater, further walk in cupboard/wardrobe, stairs off.

### SHOWER ROOM

9' 2" x 7' 1" (2.81m x 2.18m)

maximum. With hand basin, W.C, corner tiled shower enclosure with Triton shower, tiled floor and surround, opaque pvc window.



**LOUNGE**

12' 6" x 12' 2" (3.80m x 3.72m)

maximum including chimney breast. With pvc window overlooking Lumley Road (with surprisingly little traffic noise), electric storage heater.

**BEDROOM 1**

16' 2" x 10' 1" reducing to 8'7" (4.95m x 3.09m/2.63m)

With pvc window to the rear elevation.

**BEDROOM 2**

12' 3" x 7' 11" (3.74m x 2.42m)

With pvc window to the front elevation.

**ATTIC**

13' 10" x 14' 5" (4.18m x 4.4m)

With fitted staircase access to a further room (without window). Used for storage/office. With reduced headroom at eaves, light.

**REAR YARD**

A gate providing pedestrian and vehicle access to the rear for deliveries etc; passage to Lumley Road.

**PRINCE GEORGE STREET FLAT** (built approx. 2010)**LOWER HALL**

With pvc door, stairs to door middle part.

**LANDING**

With laminate floor, electric storage heater.

**LOUNGE/KITCHEN/DINER**

29'1" x 16' maximum (8.86m x 4.88m)

With pvc double door to the flat roof, pvc window to the south side, modern fitted Kitchenette with base and wall cupboards, roll edge worksurfaces with tiled splashbacks, space for cooker and stainless steel and glass cooker hood above, space for washing machine, space for fridge, etc, etc, downlights to ceiling, 2 electric storage heaters.

**BEDROOM 1**

11' x 10'7" (3.36m x 3.22m)

With wood style flooring, pvc window, electric panel heater.

**REAR LANDING**

With electric storage heater.

**SHOWER ROOM**

9'6" x 6'5" (2.89m x 1.95m)

With walk in shower with electric shower, hand basin in a vanity unit, W.C, tiled floor, opaque pvc window, extractor, heated vertical towel radiator.

**BEDROOM 2**

19'4" x 11'2" (5.98m x 3.41m)

With pvc double doors to a Juliette **BALCONY** overlooking Prince George Street, wood style flooring, 2 electric storage heaters, 2 fuse boards.

## TENURE

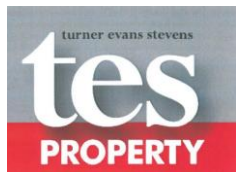
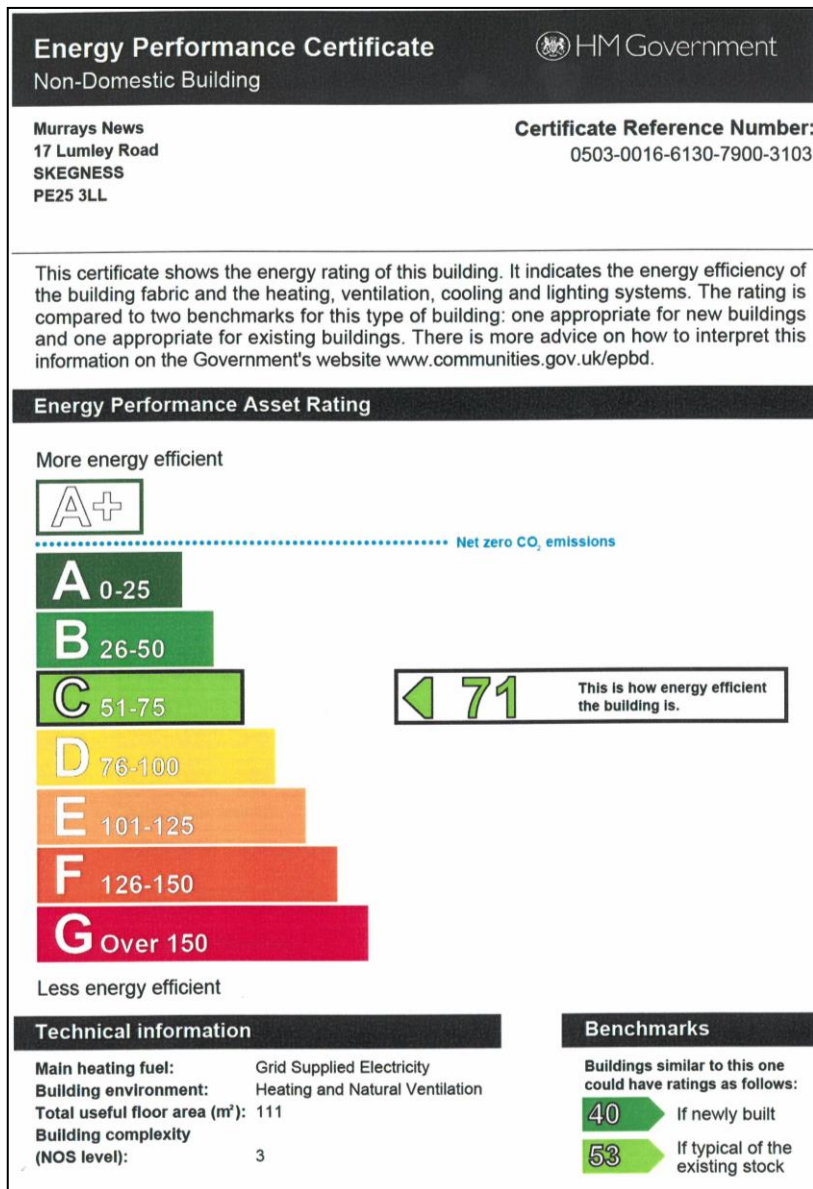
Freehold.

## SERVICES

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.



MEASUREMENTS are approximate with the metric conversation shown in brackets, taken wall to wall unless otherwise indicated. INTERNET All our properties are advertised on our website at and [www.rightmove.co.uk](http://www.rightmove.co.uk). We can also be contacted by e-mail, see our website, but for a more personal service, please call in our telephone our 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.