

24 ROMAN BANK,
SKEGNESS, LINCS,
PE25 2SG



- AVAILABLE TO LET ON A NEW LEASE
- FORMER OFFICE/ESTATE AGENCY PREMISES
- 670 ft² MAIN SPACE, PLUS ANCILLARIES
- MAIN ROAD POSITION CLOSE TO TOWN CENTRE
- EPC RATING

RENT:- £9,000 per annum

TURNER
EVANS
STEVENS
LIMITED

Estate Agents
Valuers
Auctioneers
Surveyors

GRIMSBY

21 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

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LOCATION

Skegness is the principal Lincolnshire coastal resort with a resident population of around 20,000 persons increasing significantly in the summer months with the influx of holiday makers and day visitors. The town lies some 40 miles east and south of Lincoln and Grimsby respectively and has main communication links via the A52 and A158 to the south and Midlands. Skegness contains traditional holiday amenities and facilities together with national and regional retailers. A regional railway service runs from Skegness to Grantham and Nottingham.

No 24 is in a prime position with main road frontage and busy passing traffic route. It is within a parade of similar units located between the junctions with Ida and Algitha Roads.

The property also has the benefit, we understand, of a rear parking space.

ACCOMMODATION

MAIN SALES AREA	37'7" depth x 17'10" wide (11.45m x 5.43m) incorporating two inset partitioned OFFICES
REAR LOBBY	With rear door access
KITCHEN	9'2" x 5'10" (2.79m x 1.77m) with standard units
W.C	

LEASE TERMS

A new lease is to be offered for a 3 year term on an internal repairing and insuring basis.

USER

Most recent use has been as an estate agency office. Interested parties should make their own enquiries in respect of any planning queries with East Lindsey District Council – 01507 601111

COSTS

The ingoing tenant will be responsible for the landlords reasonable legal costs in the preparation and execution of the Lease.

RENT

£9,000 per annum, to be paid monthly in advance.

VIEWING

By prior appointment with Turner Evans Stevens office in Skegness and accompanied by their personnel.

REFERENCES

The usual bank and 2 trade references will be required.

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

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