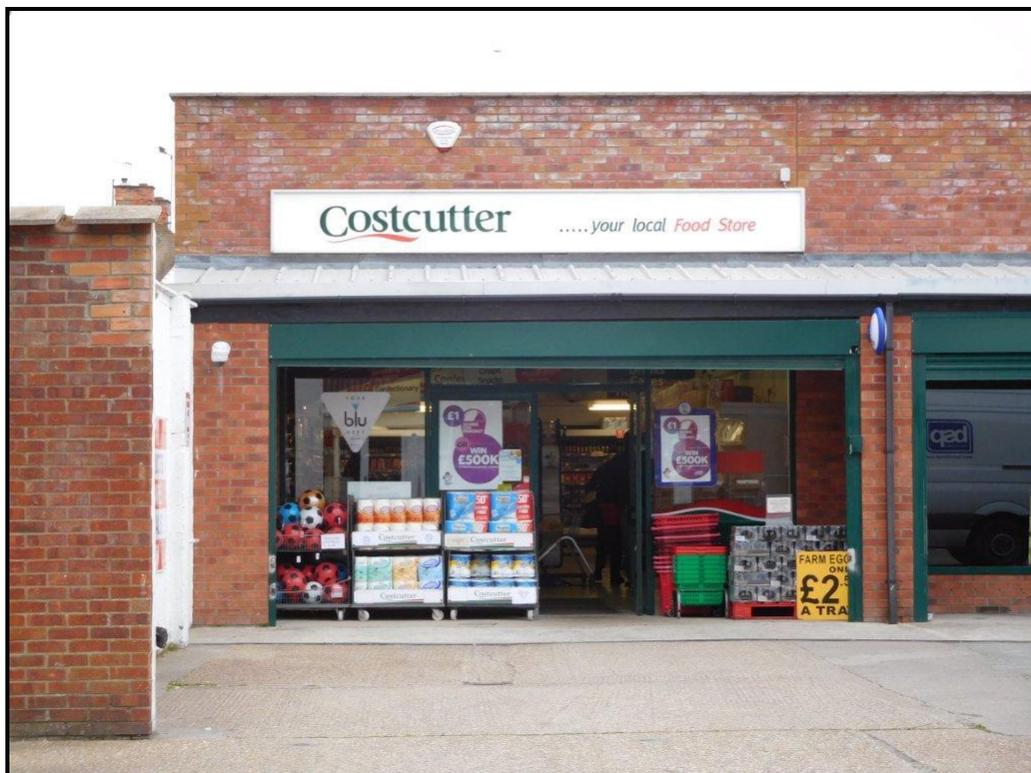


**COSTCUTTERS
27 VICTORIA ROAD
MABLETHORPE LN12 2AF**



TO LET

- Established business
- New lease available
- Excellent position
- Mixed use area
- F & F & goodwill at £30,000
- EPC Rating C

RENT: £16,000 p.a. plus SAV

**TURNER
EVANS
STEVENS
LIMITED**
Estate Agents
Valuers
Auctioneers
Surveyors

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

LINCOLN
33 Silver Street LN2 1EW
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
16b 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

LOCATION	<p>Mablethorpe is a town with a population of approx. 12,500, situated on the Lincolnshire coast with a good level of local amenities. The population is considerably increased in the summer months by the influx of holidaymakers to the area. It is located approximately 19 miles north of Skegness and 32 miles south of Cleethorpes. The town has beautiful sandy beaches, a range of shops and amenities, primary school and a health centre. The market towns of Spilsby and Louth are just a short drive away and the larger towns of Boston, Grimsby and the city of Lincoln are all accessible and approximately 1 hour by road.</p> <p>The property is situated on Victoria Road with frontage car parking, approximately 150 yards from the junction with the High Street. The property has mixed use development all round to include residential and commercial. The property has an established Cost-cutters convenience store business.</p>
ACCOMMODATION	<p>The property is principally "L" shaped, being 5.87m internal frontage x 12.5m with the rear parcel being 10.43m x 11.8m. There is a partitioned wall to a storage area, 4.10m x 10.43m to include a disabled standard WC and staircase to mezzanine.</p> <p>At ground floor the property offers the potential for a net internal trading area of 227.9 m²/2453 ft². This would necessitate the removal of the partitioning.</p>
MEZZANINE	4.6m x 16.5m, with slight reduced head height, 75.5 m ² /812 ft ² .
LEASE	The property is offered on flexible terms at an initial rent of £16,0000 p.a.
THE BUSINESS	The property was trading successfully, showing figures of £10,680 p.w. with significant potential to increase this level of turn-over. The property is well fitted out with the usual miscellany of gondolas, display cabinets, chillers etc. The property is fully alarmed.
VAT	All prices quoted above are excluding VAT.
RATEABLE VALUE	<p>From enquiries of the Valuation Office Agency website, we understand that the property is currently assessed in accordance with the 2017 revaluation as follows:-</p> <p>Description:- Shop Premises</p> <p>RV:- £14,500</p> <p>The charging authority is East Lindsey District Council</p>
VIEWING	Strictly by appointment with the agent's Louth office on 01507 602264.
ACCOUNTS	Accounts can be made available to prospective tenants with our client's express permission following an initial viewing.
COSTS	The ingoing tenant is to be responsible for our client's reasonable legal fees incurred in connection with the letting of the property.

Energy Performance Certificate

Non-Domestic Building



Costcutter Supermarket
27 Victoria Road
MABLETHORPE
LN12 2AF

Certificate Reference Number:
9511-3081-0743-0000-4105

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 75

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	250
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	85.57
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

73 If typical of the existing stock

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 for 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 office.
- 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.



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