

7 THE ESPLANADE (SHOP & TWO FLATS) CHAPEL ST LEONARDS, SKEGNESS, Lincs, PE24 5TB



- GOOD FREEHOLD RESIDENTIAL & COMMERCIAL INVESTMENT OPPORTUNITY
- SHOP, 2 FLATS, REAR YARD
- RETAIL PREMISES
- 2 TIDY SELF CONTAINED 1ST FLOOR FLATS
- PRIME VILLAGE CENTRE LOCATION
- CLOSE TO BEACH
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PRICE:- £165,000

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LOCATION

Chapel St Leonards is a busy residential and holiday resort approximately 7 miles north of Skegness just off the A52 coast road. The sandy beaches attract both holiday visitors and residents and the village has shops, schools, doctors surgery and transport facilities as well as seasonal leisure amenities. From Turner Evans Stevens office in Skegness follow the A52 Coast Road northwards past Butlins and Ingoldmells and take the first right turn into Chapel, continue round to the Village Green and towards the beach pullover.

TENURE

The retail premises is let on a 10 year lease from 1st December 2018 at an annual rental income of £6,000 payable monthly plus outgoings. The flats are both understood to be let on AST's and the rent includes the water.

SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey. The shop has its own water and electric meter and bills. The flats have one water meter and one electric meter and each flat has its own electric coin meters.

VIEWING

Please contact Hunters Turner Evans Stevens office in Skegness – 01754 766061 sales department (option 1), 48 hours notice preferred.

ACCOMMODATION

SHOP

28'9" deep x 16'2" (8.8m x 4.99m)

With full width roller shutter door, central entrance door, 'slate' tiled floor, suspended ceiling with spotlighting, brick built counter, brick built counter, banks of sockets and points for waste (previously a hairdressers), 2 electric meters in built in cupboards, external and internal water meters.

REAR AREAS

24'10" x 8' overall plus kitchen (5.57m x 2.43m)

Store

With hot water cylinder (for the shop).

W.C

With toilet, hand basin, extractor, oil central heating boiler (for 2 flats)

Room

With pvc window to the rear elevation, suspended ceiling with downlights, hand basin, power points.

KITCHEN

9'9" x 4'8" minimum (2.97m x 1.42m) With hand basin and base cupboards, appliance space, store area.

THE FLATS

With passage to a large yard area with oil tank.

PORCH

9'8" x 8'6" (2.94m x 2.59m) With sliding metal double glazed door.

HALL & STAIRS

With central heating control.



FLAT 2

KITCHEN

10'6" x 5'2" (3.20m x 1.57m)

With pvc window, base and wall units, stainless steel sink unit, spaces for electric cooker and washing machine, space for fridge freezer, open plan to the:-

LIVING ROOM

13'2" x 12'9" maximum (4.01m x 3.88m) With pvc window, radiator, electric fuses and coin meter.

HALL

built in airing cupboard housing the hot water cylinder and cold water tank.

W.C

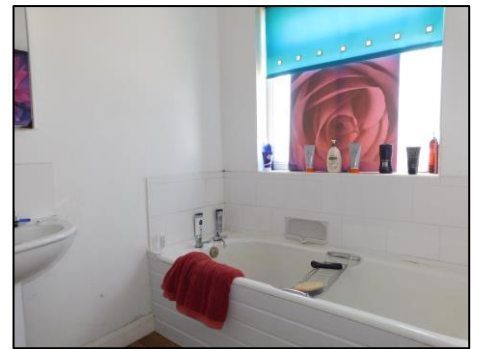
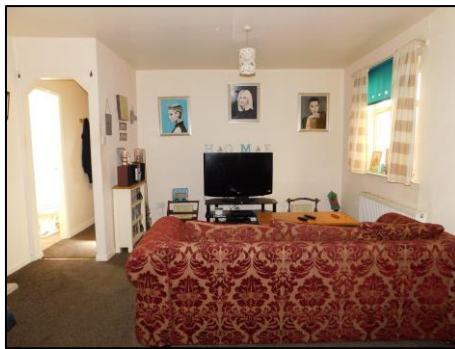
With toilet, opaque pvc window, extractor.

BATHROOM

5'9" x 7'5" (1.75m x 2.26m) With bath, hand basin, opaque pvc window.

BEDROOM

12' x 10'5" (3.65m x 3.17m) With pvc window to the rear elevation, radiator.



FLAT 1

KITCHEN

12'5" x 5'9" (3.78m x 1.75m) With pvc window with seaview, base and wall cupboards, stainless steel sink unit, space for electric cooker and washer, space for fridge freezer.

LIVING ROOM

16'7" x 8'6" / 10'5" (5.05m x 2.59m/3.17m) With 2 pvc windows, radiator, electric fuses and coin meter.

LOBBY leading to the:-

BATHROOM

7'5" x 6'2" (2.26m x 1.87m) With bath, hand basin, W.C, extractor, built in airing cupboard housing the insulated hot water cylinder.

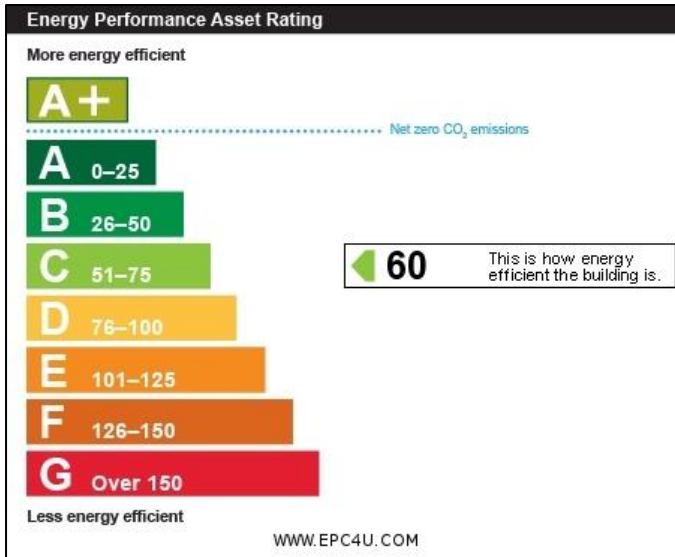
BEDROOM

10'6" x 7'2" (3.20m x 2.18m) With pvc window, radiator.

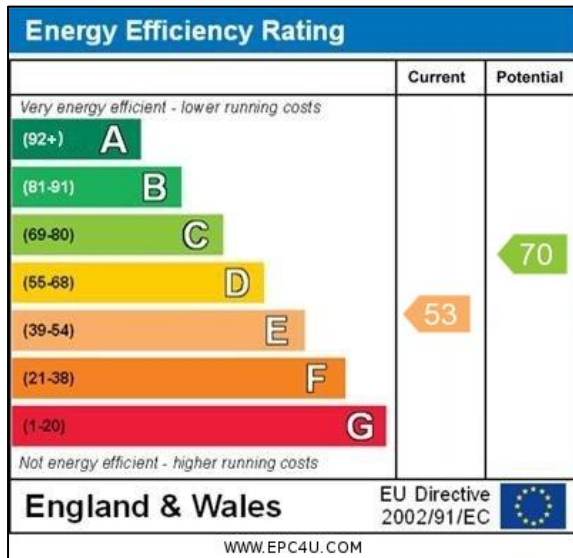


ENERGY PERFORMANCE RATINGS

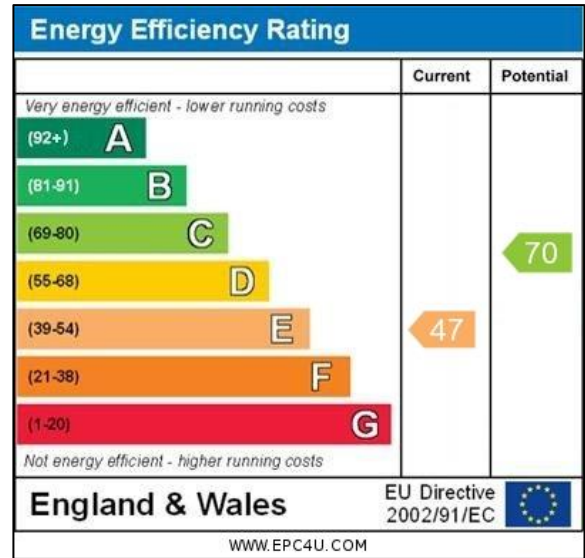
SHOP



FLAT 1



FLAT 2



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

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