

UNITS 3,4, 6-8 SEA LANE EXTENSION, INGOLDMELLS, SKEGNESS, LINCS, PE25 1PG



- FOR SALE OR TO LET ON NEW LEASES
- MODERN RETAIL UNITS
- FROM 112m² (1200 ft²)
- First year rent reduction by negotiation
- Prime holiday location close to Fantasy Island, Funcoast World, many caravan sites and the Beach in this vibrant and popular holiday area

PRICES ON APPLICATION

TURNER
 EVANS
 STEVENS
 LIMITED
 Estate Agents
 Valuers
 Auctioneers
 Surveyors

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

LINCOLN
 12 Newland LN1 1XD
 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

Busy leisure and retail area comprising shops and catering outlets together with amusement arcades and public houses.

The units form an extensive development on Sea Lane, east of its junction with Roman Bank and thereby in close proximity to Ingoldmells Point and the sea.

Located in the most rapidly developing holiday and trading areas on the Lincolnshire Coast, the site is within 100 metres of Fantasy Island, and has an extensive range of licensed, entertainment and leisure venues in close proximity with one of the highest density of caravans and sites in the county surrounding. Extensive footfall is enjoyed past the property.

LEASE TERMS

New Lease, negotiable term or For Sale on a long leasehold basis.

FORECOURT TRADING

Is permitted to 1 metre.

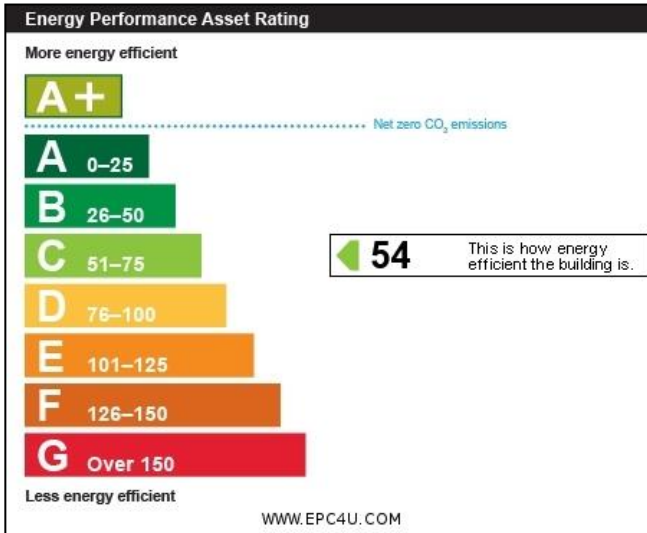
USES

Most uses permitted, details on application

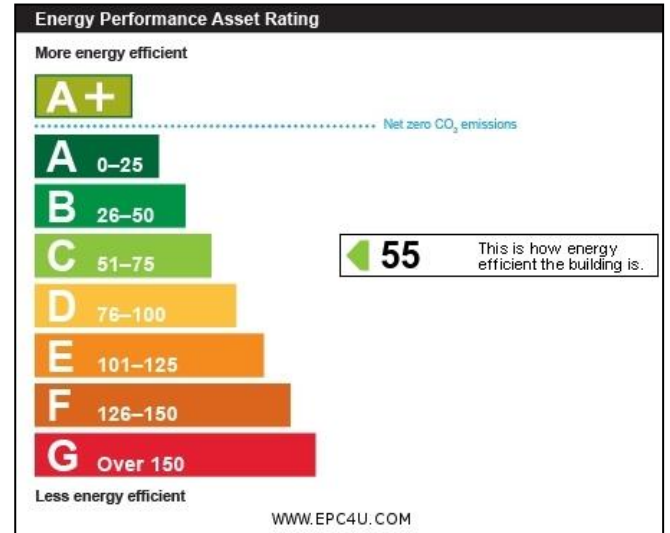
SCHEDULE OF UNITS

<u>UNIT</u>	<u>SQM</u>	<u>STATUS</u>	<u>DESCRIPTION</u>
1 - 2		LET	
3 (Clearance Outlet)	110 m ²	VACANT	19m /16.4m x 6m (62' x 20') With roller shutter door and shop front, suspended ceiling rear Store/W.C
4	110 m ²	VACANT	19m x 6m (62' x 20') With roller shutter door and shopfront, suspended ceiling
5		LET	
6 – 8 (Crazy Golf)	325 m ²	AVAILABLE	18m / 14.98m x 18m (60' / 50' x 60') With 3 roller shutter doors and shop fronts, 2 personnel doors to the rear, sectioned storage
9 – 13		LET	
14 – 18		LET	

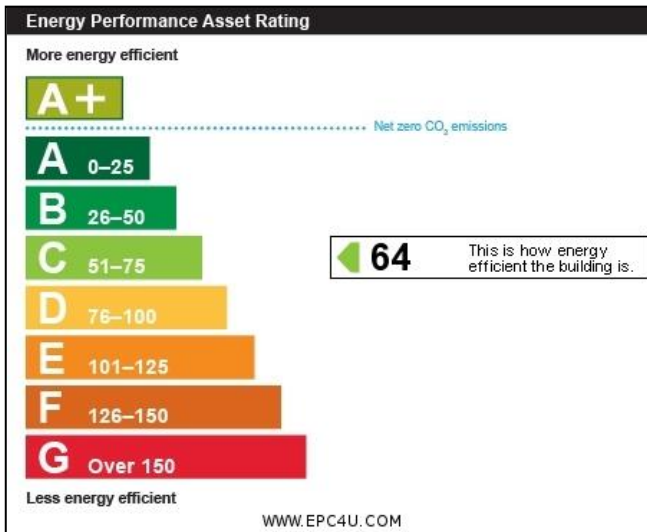
Unit 3



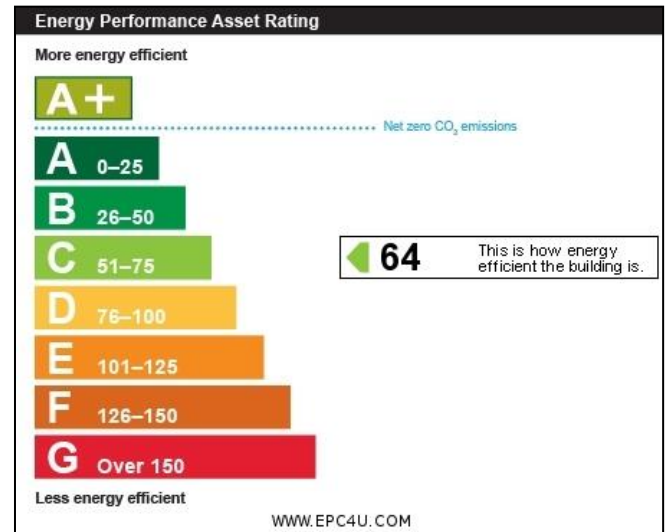
Unit 4



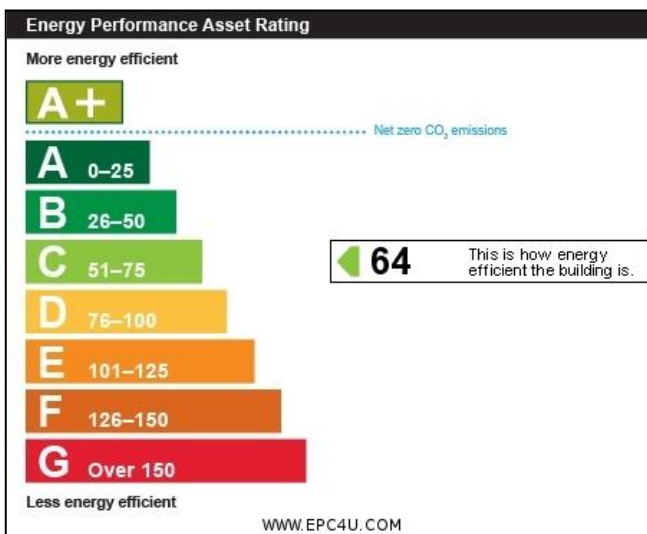
Unit 6



Unit 7



Unit 8



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

SURVEYS We provide an efficient and comprehensive service that doesn't cost the earth but could saev 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.

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