

**FIRST FLOOR PREMISES
(FORMER TATTOO PARLOUR)
10 HIGH STREET, SKEGNESS,
LINCS, PE25 3NW**



- TO LET ON A NEW LEASE
- NO LANDLORDS LEGAL FEES
- NEGOTIABLE TERMS
- FORMER TATTOO PARLOUR
- BUSY TOWN CENTRE LOCATION
- APPROX 70 m², 2/3 ROOMS, KITCHEN, STORES/W.C
- SUITABLE FOR A VARIETY OF USES (subject to consents)
- MODERN IN GOOD ORDER
- Modern Top Floor 2 Bed Flat may be available by separate negotiation.
- EPC RATING

RENT:- P.O.A

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

www.tes-property.co.uk

Registered in England 03710262

LOCATION

Skegness is the principal Lincolnshire coastal resort with a resident population of around 20,000 persons increasing substantially in the summer months with the influx of holiday makers and day visitors. It is some 40 miles east and south of Lincoln and Grimsby respectively with main communication links via the A52 and A158 roads to the south and Midlands. Skegness is well served by bus and rail services and the local primary, Academy and Grammar Schools have excellent reputations.

The town provides an important retail and business centre with many multiple shops and banks situated within the town. The premises are situated on High Street which runs parallel with the main shopping street (Lumley Road).

ACCOMMODATION

Entrance door from High Street and stairs to:-

FIRST FLOOR LANDING

HALL

With lockable door to:-

FRONT AREA

26'2" x 16'3" (8m x 4.95m) minimum plus bays

ROOM

9'1" x 16'8" (2.78m x 5.08m) with pvc window to the rear elevation

KITCHEN

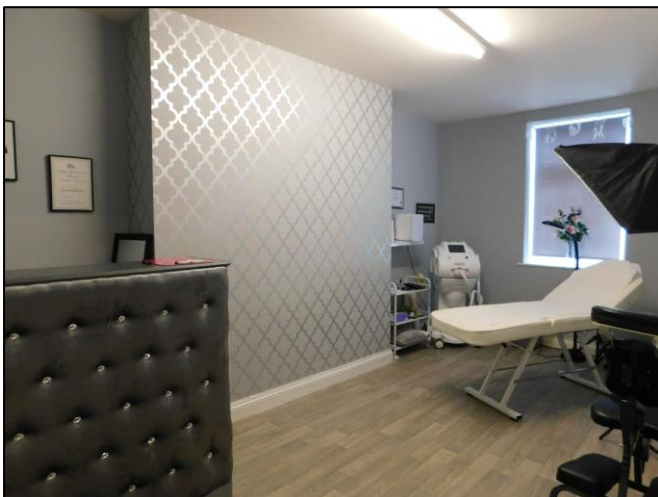
13'5" x 10' (4.11m x 3.05m) With pvc window to the rear elevation, stainless steel sink unit, base cupboards and worksurfaces, appliance spaces.

REAR LOBBY

With hand basin

W.C

9'5" x 5'5" (2.88m x 1.64m) With pvc window, W.C



USE

Most recently used as a Tattoo Parlour. Suitable for a variety of uses subject to any necessary planning consents and landlords approval.

TENURE

To let on a new lease with negotiable terms.

RENT

On application. 1/3 share of water, plus electric as metered and outgoings.

ASSESSMENTS

Rateable Value:- £6,100 (Tattoo Studio and premises). Ingoing tenants are advised to contact the local authority, East Lindsey District Council to confirm any exemption/relief.

COSTS

The Landlord will prepare the Lease and will not expect the ingoing tenant to pay their legal fees.

REFERENCES

Bank, trade or personal references may be required.

VIEWING

By appointment with Hunters Turner Evans Stevens office in Skegness (01754 766061)

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

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