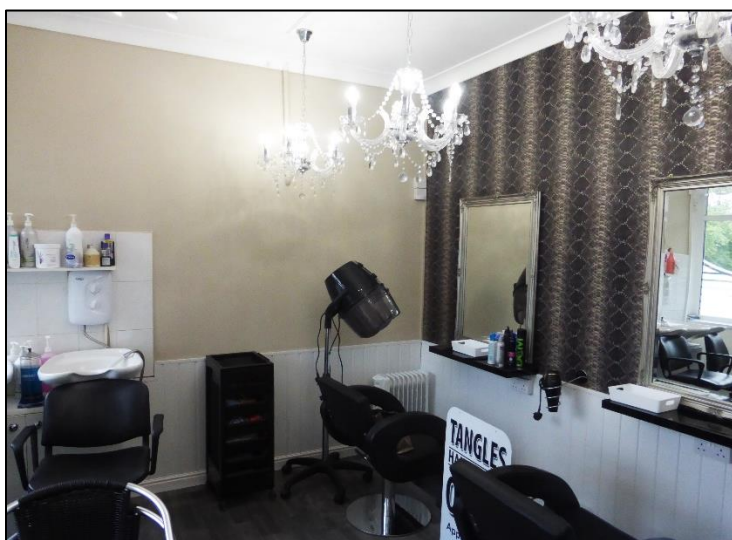


75 Burgh Road, SKEGNESS

To Let: £5,040 per annum  
£420 pcm

SINCE 1842  
**Willsons**

PROPERTY PROFESSIONALS



- Commercial Premises To Let
- 181 sq ft. of usable space
- Prominent Location
- Former Hairdressers (due to retirement)
- Situated to the side of the Esso Garage on Burgh Road
- 2 Car Parking spaces & Toilet Facilities

16 Alghitha Road, **SKEGNESS** 01754 896100  
Email [skegness@willsons-property.co.uk](mailto:skegness@willsons-property.co.uk)

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75 Burgh Road  
Skegness  
Lincolnshire, PE25 2RJ

## “AGENT’S COMMENTS”

*Commercial premises offered To Let on a new lease following the retirement of the existing hairdresser and is an ideal opportunity for someone to operate a beauty business. All the necessary equipment is available to assist a new business to start almost immediately.*

*The space is appropriate to operate a small business and includes 2 car parking spaces and toilet facilities, being well located on the main road leading into the coastal resort town of Skegness being just outside the busy town centre.*

## ABOUT THE AREA

Lincolnshire’s most famous seaside resort and home to the Jolly Fisherman, Skegness has one of the region’s most popular beaches and everything you would expect from a modern seaside destination. There are many leisure facilities to be enjoyed by all the family including swimming pools, cinema, theatre, amusement arcades, fun fair, crazy golf, sea life centre, seal sanctuary and golf courses. Skegness has a wide range of shops both national and local independents, several supermarkets, pubs and restaurants as well as takeaways. There are primary and secondary schools including a grammar school and colleges.

## VIEWING

Viewing is strictly and only by appointment through the agents Skegness office. Our properties are available online at: [www.willsons-property.co.uk](http://www.willsons-property.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk) or [www.onthemarket.com](http://www.onthemarket.com).

## RETAIL AREA

14' 11" x 12' 1" (4.56m x 3.69m) Upvc part glazed entrance door with Upvc glazed windows.

## CAR PARKING

The property is being offered to let with the benefit of 2 car parking spaces to the side.

## TOILET FACILITIES

To the rear of 75A Burgh Road are toilet facilities with low level wc and wash hand basin.

## RETIRING TENANT’S FIXTURES & FITTINGS

The retiring tenant has operated a hairdressing business from the premises for approximately 26 years. There are a number of Fixtures and Fittings available to purchase from the tenant at a cost of £5,000 to include: sinks, chairs, shelving, counter, hairdryer, trolleys, chandeliers and many other items.

## PROPOSED TENANCY:-

**RENT:** £5,040 per annum - £420 per calendar month.

## START DATE:

The property is available with effect from 1<sup>st</sup> August, 2021 onwards.

**TERM:** Ideally a 5 year lease.

**RENT PAYMENT:** Monthly in advance by standing order.

**RENT REVIEW:** Every third year.

## DEPOSIT:

A £1,000 deposit will be required before entry is taken.

## REFERENCES:

Prospective tenants will be required to provide 2 trade references together with a bank reference.

## RATEABLE VALUE:

The Rateable Value for this property is £1,500. The rates are payable to East Lindsey District Council and are set annually being approximately 49.1p in the £1 currently.

## COSTS:

The ingoing tenant will be responsible for 50% of the Landlord’s legal costs in the preparation and execution of a new lease.

## SIGNAGE:

The new tenant is permitted to erect signage on the front elevation of the property only above the windows.

## ALTERATIONS:

Any alterations or redecoration must be prior agreed with the landlord.

## SERVICES:

We understand that mains water, electricity and drainage are connected to the property.



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**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

