

75A Burgh Road, SKEGNESS

To Let: £5,400 per annum
£450 pcm

SINCE 1842
Willsons

PROPERTY PROFESSIONALS



- Commercial Premises To Let
- Ground Floor Retail Space with First Floor Office
- 460 sq ft of usable space
- Situated to the side of the Esso Garage on Burgh Road
- 4 Car Parking Spaces & Toilet Facilities

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75A Burgh Road
Skegness
Lincolnshire, PE25 2RJ

“AGENT’S COMMENTS”

Commercial premises To Let on a new lease comprising: Ground Floor Retail Space and First Floor Office with toilet facilities, having 460 sq ft of usable space. To the rear of the property there is an enclosed courtyard and 4 car parking spaces plus a further 2 to the front for customer use. Conveniently situated to the side of the Esso Garage on Burgh Road.

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, www.rightmove.co.uk or www.onthemarket.com.



RICS



rightmove



OnTheMarket.com

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.

GROUND FLOOR RETAIL AREA

19' 1" x 14' 5" (5.81m x 4.41m) max. Upvc double glazed entrance door, stairs to the first floor, electric heater, consumer unit, extractor fan.

SIDE ENTRANCE PORCH

8' 8" x 3' 8" (2.66m x 1.12m) With Upvc double glazed door.

TOILET with low level wc and wash hand basin.

FIRST FLOOR:

OFFICE 12' 6" x 9' 2" (3.82m x 2.81m) plus 9' 5" x 6' 11" (3.06m x 2.12m) Upvc double glazed window to front, timber window to rear.

LANDING AREA 9' 2" x 3' 11" (2.81m x 1.2m) With access to a rear external staircase (Fire Escape), Upvc double glazed window to side, electric consumer unit.

OUTSIDE:

To the rear of the property there is an enclosed courtyard (subject to access in favour of adjoining commercial property).

PROPOSED TENANCY:-

RENT: £5,400 per annum - £450 per calendar month.

TERM: Ideally a 5 years 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 £3,100.

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 exterior of the property.

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.

