

Former School Available To Let Leasehold Suitable for a Variety of Uses Subject to Planning Consent

140 Church Road North | Skegness | Lincolnshire | PE25 2QJ



Total Accommodation Extending to Provide 4,400sqft on a Site of 0.18 acres
Residential Location Suitable for Change of Use Subject to Planning Consent
Versatile Accommodation over Three Floors with a Number of Period Features

Available To Let Leasehold on FRI Terms
£17,500 per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The seaside town of Skegness is located in the East Lindsey District of Lincolnshire approximately 43 miles to the east of Lincoln with a permanent population of around 20,000 residents.

The town is well known for its tourist resort and links with neighbouring, Ingoldmells, having a seasonal tourist population in excess of 1.2 million visitors per year.

Church Road North is located to the west of the town centre to the north of Lincoln Road in a residential area.

The Church of St Clement is behind the property and Aldi with B&M are located of Burgh Road to the north-east.

Description...

Ground Floor Entrance Hall

Classroom.....4.2m x 3.7m, 15.6sqm

Excluding bay.

Classroom.....3.7m x 4m, 15sqm

Excluding bay.

WCs

Office.....3.9m x 3.4m, 13.6sqm

WCs

Circulation Space

Kitchen/Day Room.....5.7m x 3m, 17.5sqm

Meeting Hall.....12.1m x 3.8m, 46.4sqm

First Floor Landing

Classroom.....5m x 3.7m, 18.9sqm

Staff Room.....3m x 3.7m, 11.3sqm

Office.....3.6m x 4m, 14.8sqm

Second Floor Landing

Library.....3.8m x 3.9m, 15.3sqm

Stock Room.....3.8m x 3.9m, 15sqm

Second Staircase

Staff Room

WCs

Music/Cloakroom.....4m x 2.5m, 10.2sqm

Classroom.....5.1m x 3.8m, 19.5sqm

To the rear of the property is the playground and covered play area.

Modular Building.....10.8m x 5.3m, 55sqm
Divided into 2 rooms, 2 sinks, 2 WC's.

Timber Framed Classroom.....5.6m x 4.7m, 27sqm

Pre-school Area.....7m x 4m, 28.2sqm

Hall and Disabled WC.....4m x 2m, 8sqm



Schedule of Accommodation...

140 Church Road North		
Total	408.9m ²	4,440ft ²
Site Area	746m ²	0.18 acres

Services...

The property has gas fired central heating supplemented by electric storage heating.

EPC...

The property has an Energy Performance Asset Rating D89, full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent.

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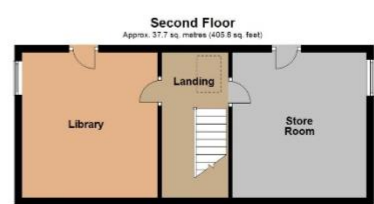
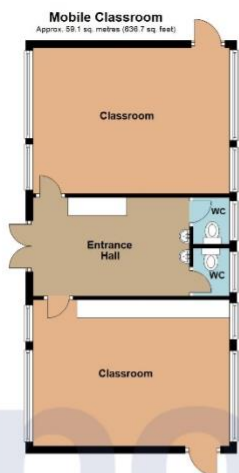


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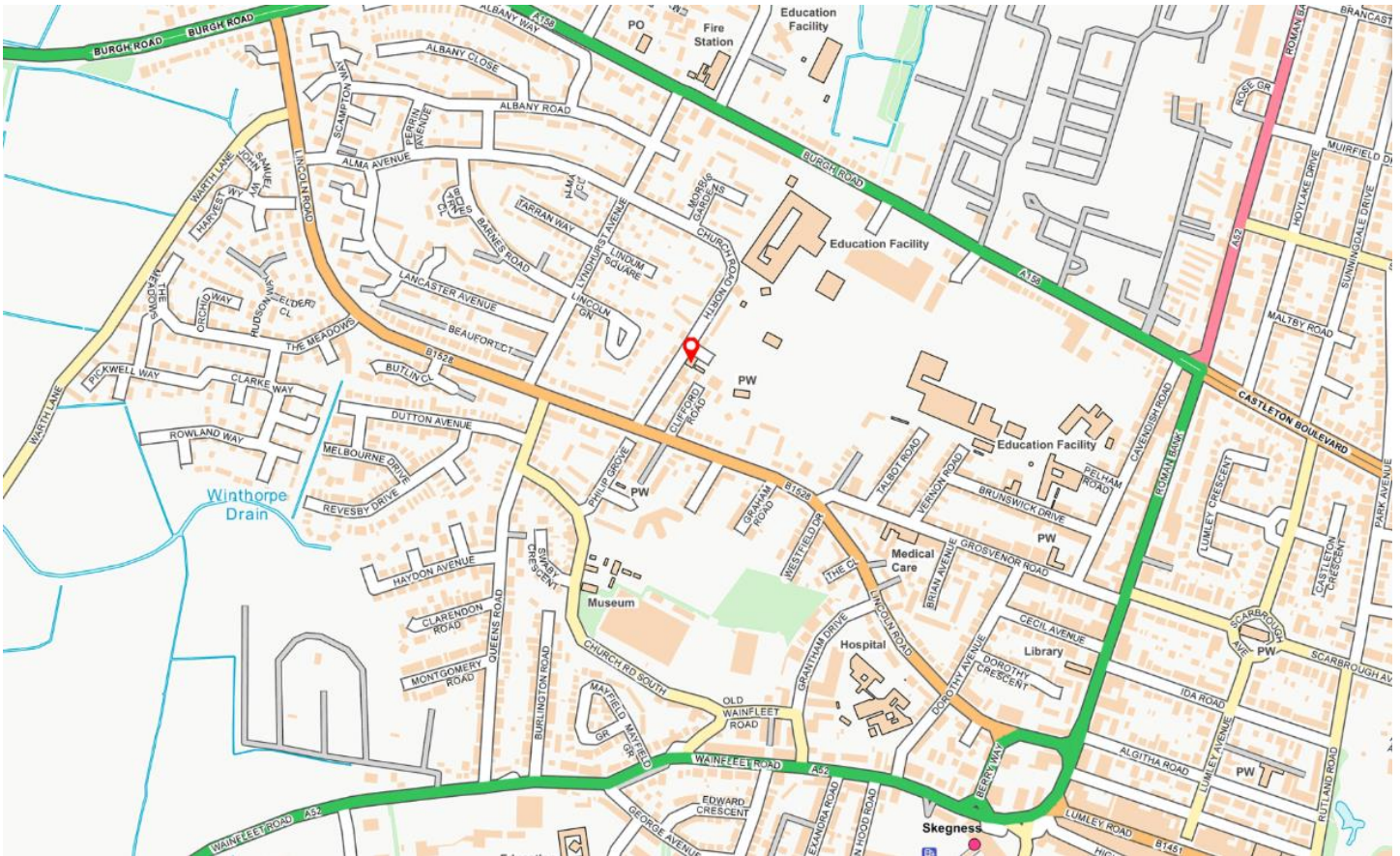
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Total area: approx. 415.2 sq. metres (4468.9 sq. feet)

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Plan produced using PlanIt.



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