

Alexanders
The Carpet & Flooring Store
CARPETS
&
FLOORING

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CARPETS &
FLOORING

- Carpet
- Vinyl
- Laminated
- Engineered Wood
- Luxury Vinyl Tile
- Artificial Grass
- Whipping (Kilgus)
- Underlays & Accessories
- Screed & Plyboard
- Adhesives
- Installations


made-to-measure
BLINDS

- Vertical
- Roller
- Venetian
- Perfect Fit
- Pleated
- Roman
- Panel
- Motorised

M A S O N S
EST. 1850

COMMERCIAL UNIT - 66 ALEXANDRA
ROAD, SKEGNESS, PE25 3TL

66 ALEXANDRA ROAD, SKEGNESS, PE25 3TL

TO LET

Rent £13,200 + VAT Per Annum

Or Available to Split

Location

Located at 66 Alexandra Road, Skegness, this mixed commercial and retail property boasts return frontage in a well connected area. It is strategically located between the growing Industrial Estate and the busy town centre. Skegness is a popular coastal destination known for its thriving tourist trade making it suitable for a variety of businesses.

Accommodation

Showroom (12.8m x 6.3m)

Storage Room (12m x 5.1m)

Office (6.1m x 3.6m)

Storage Room (5.9m x 3.7m)

Kitchen (3.3m x 2.6m)

Storage Room / Office (2.9m x 2.55m)

W/C

Total Area 2518 sqft or 234sqm (VOA)

VAT

VAT is applicable.

Viewing and Further Information

Strictly by prior appointment only with the Sole Letting Agents



01507 350500

MASONSANDPARTNERS.CO.UK

66 ALEXANDRA ROAD, SKEGNESS, PE25 3TL

Tenure

The Property is To Let on a new lease agreement for a term to be agreed. The Lease will be prepared using the RICS Small Business Lease with the Landlord being responsible for building insurance and external repairs, and the Tenant being responsible for internal repairs and contributing £500 + VAT for the preparation of the lease agreement.

Rateable Value

The VOA website describes the property;

- As a Workshop and premises
- Rateable value of £7,900
- Rateable by East Lindsey District Council

Services

We understand the property is connected to mains electricity, water & gas.

Energy Performance Certificate

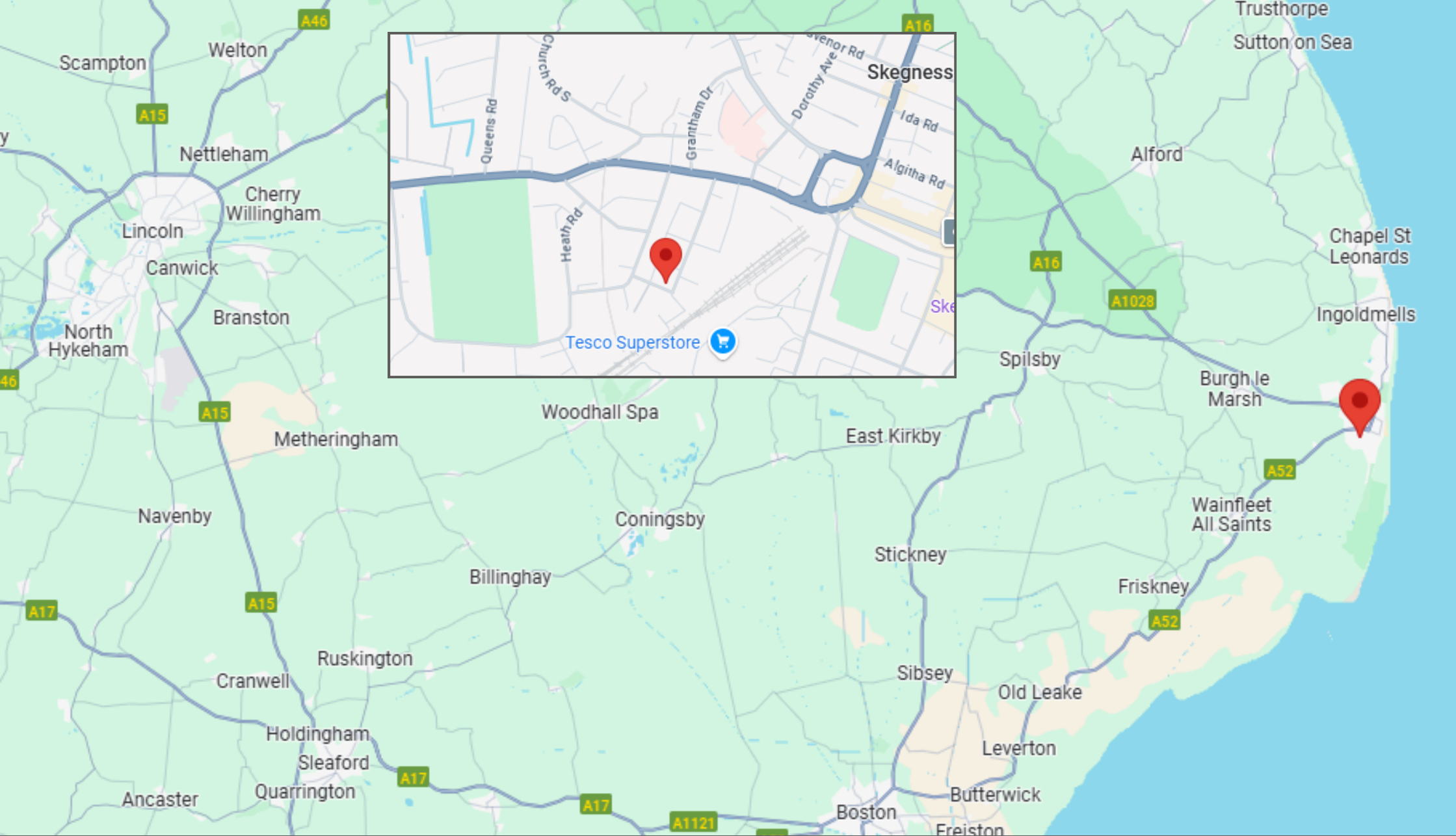
The property has a CEPC rating of D valid until February 2033. A copy of the certificate is available upon request from the Letting Agents.

Declaration of Personal Interest

In accordance with the Estate Agents Act 1979, we hereby disclose that an employee of Masons Rural has a personal interest in the letting of this property.







Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

Masons Rural for themselves and for vendors or lessees of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

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