



Cafe/Takeaway unit to Let

Unit 4 Tower Point, Ingoldmells, Skegness, PE25 1PG

Cafe/Takeaway in seaside location to let - available immediately ready for the start of the season.

1,052 sq ft
(97.73 sq m)

- Vacant former Pizza cafe
- Circa 1052 sq ft open plan space
- Located within a mixed-use leisure complex
- Seasonal trade - available immediately

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Summary

Available Size	1,052 sq ft
Rent	£17,000 per annum
Rates Payable	£10.19 per sq ft
Rateable Value	£9,700
Service Charge	£1.50 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)

Description

Located on the ground floor of Tower point, a purpose built mixed retail and leisure complex in Ingoldmells, adjacent to Fantasy Island.

Location

The property is located just off the coastal road North of the popular seaside town of Skegness, accessed from the main Wainfleet road (A52) from Boston in the South (33 miles). Situated in the East Lindsey district of Lincolnshire approximately 43 miles (69 km) east of Lincoln and is well located close to the first Butlin's holiday resort opened in Skegness in 1936. Situated within a 5 minute walk to the beach and offers excellent access to all the local caravan parks and other leisure opportunities in the area.

Accommodation

The accommodation comprises the following areas: Located in the ground floor and comprising open plan space measuring around 1052 sq ft. Staff w/c and store room.

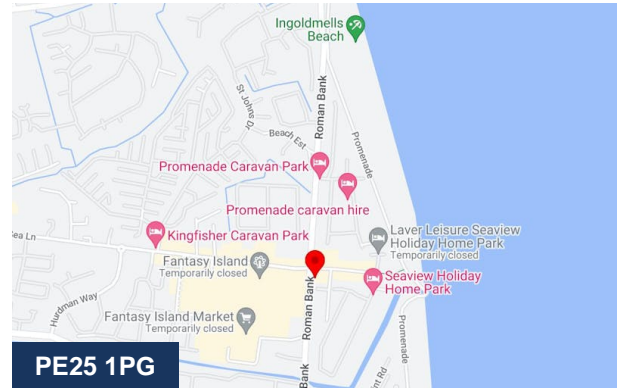
Name	sq ft	sq m	Availability
Ground - Cafe/Takeaway to let	1,052	97.73	Available
Total	1,052	97.73	

Viewings

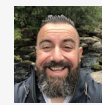
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

Offered for let on a new 5 year lease at a passing rent of £17,000 plus vat.



Viewing & Further Information



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