

# TRADE COUNTER OPPORTUNITY

Unit 3 Hawthorn Road, Wainfleet Industrial Estate, Skegness PE25 3TD



## RENT! TRADE COUNTER / INDUSTRIAL UNIT NEXT TO TOOLSTATION AND SCREWFIX

- Former Topps Tiles Trade Counter
- 416.50 sq m (4,438 sq ft) with 10 customer parking spaces
- Established operators include Screwfix, Travis Perkins, Howdens, PTS & Jewson



### LOCATION:

Skegness is one of the main coastal resorts on the East Coast, approximately 40 miles to the southeast of Grimsby and Lincoln respectively.

The town has a summer tourist catchment along Ingoldmells in the region of 1.2 million residents, and a permanent population of just under 20,000.

The development is located on the A52 trunk road on the outskirts of Skegness within the Wainfleet Industrial Estate. The estate adjoins Skegness Retail park.

Other occupiers in the vicinity include Currys, B&Q, Pizza Hut, Poundstretcher, Halfords and Jewson. The unit itself immediately neighbours Screwfix and Toolstation.

### DESCRIPTION:

The unit is located in a terrace of four modern steel portal frame trade/industrial units situated within a fenced and gated compound.

The unit has most recently been occupied by Topps Tiles and we are anticipating receiving the unit back in shell condition. The minimum eaves height is 6m.

There is a front loading apron and 10 customer car parking spaces allocated.

### ACCOMMODATION:

	SQ M	SQ FT
UNIT 3	416.50	4,438

### TERMS:

The property is available on a new FRI lease for a term to be agreed.

### RENT:

The property is available to rent at a level of:-

**£26,500 Per Annum**

### SERVICE CHARGE:

The estate is subject to a service charge to cover the upkeep, maintenance, and repair of any common parts of the property.

### RATES:

Rateable Value:	£15,500
Rates Payable 2019/20:	£ 7,610.50

### PLANNING:

Storage, distribution and sale of hard wall and floor finishes and associated products and/or Use Class B1(c) Light Industry / B2 General Industrial and/or B8 Storage or Distribution.

### VAT:

Vat is applicable to the rent.

### EPC:

Available upon request.

**Interested?** Contact Will Torr 0115 979 3491 [wtorr@heb.co.uk](mailto:wtorr@heb.co.uk) or Robert Maxey 0115 979 3496 [rmaxey@heb.co.uk](mailto:rmaxey@heb.co.uk)

**0115 950 6611**

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



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WAINFLEET ROAD (A52)



B&Q



halfords



THE SITE



HEATH ROAD

HOLLY ROAD



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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.