



Suro Apartments, 17 North Parade,  
Skegness, Lincs, PE25 2UB

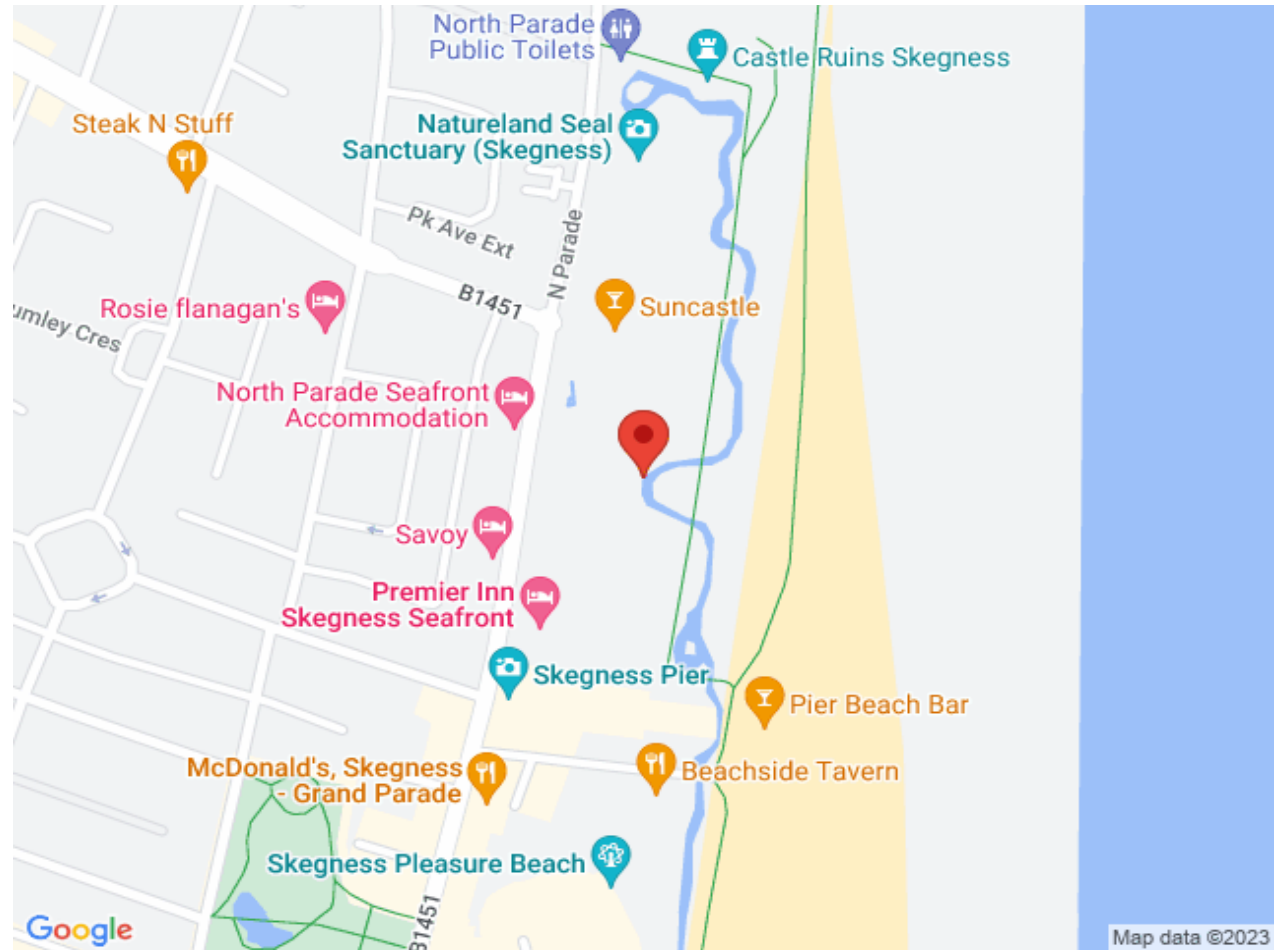
Freehold

£695,000

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## Key Features

- FREEHOLD INVESTMENT
- BLOCK OF 11 RESIDENTIAL FLATS
- 8 X 2 BEDROOM FLATS
- 3 X 1 BEDROOM FLATS
- PRIME SEAFRONT LOCATION
- SEA VIEWS FROM UPPER FLOORS
- OFFICE, STORES, CAR PARK
- EXCELLENT POTENTIAL RENTAL INCOME
- EPC RATINGS D & E



A Freehold Block of 11 RESIDENTIAL APARTMENTS in a prime seafront location with sea views from the upper floors, Reception Areas, Stores and Car Parking at the rear.

## ACCOMMODATION

### REAR ENTRANCE HALL

3.28m x 2.21m (10.8ft x 7.3ft)

With pvc double doors

### OFFICE / STORE

6.1m x 3.28m (20ft x 10.8ft)

maximum reducing to 3.13m (10'3"). With pvc window, stainless steel ink unit and kitchenette.

### STORE ROOM

3.2m x 1.5m (10.6ft x 4.9ft)

With racking

### LAUNDRY ROOM

3.6m x 2.4m (11.8ft x 8ft)

With plumbing, sink unit and gas meter.

### OPEN STORE

With cold water tap, passage to front and rear elevations.

### FLAT 11 (OWNERS)

With Porch, Conservatory, Hall, Bathroom, Lounge, Kitchen and 2 Bedrooms.

### FLAT 2

Entrance from the side elevation to a Hall, Lounge with Kitchenette, Shower Room and 2 Bedrooms.

### FRONT ENTRANCE CONSERVATORY

With double pvc entrance doors and side screens, built in cupboards housing the electric meters, fire alarm control panel and leading to the HALL.

### FLAT 1

With Hall, Lounge with Kitchenette, Shower Room and 2 Bedrooms.

### FLAT 3

With Hall, Lounge with Kitchenette, Shower Room and 1 Bedroom.

## FIRST FLOOR LANDING

### STORE

With pvc window.

### FLAT 4

With Hall, Living Room, Kitchen, Shower Room and 2 Bedrooms.

### FLAT 5

With Hall, Living Room with Kitchenette, Shower Room and 2 Bedrooms

### FLAT 6

With Hall, Lounge with Kitchenette, Shower Room and 1 Bedroom.

## SECOND FLOOR LANDING

### W.C

With toilet, hand basin, pvc window.

### FLAT 7

With Hall, Living Room, Kitchen, Shower Room and 2 Bedrooms.

### FLAT 8

With Hall, Living Room with Kitchenette, Shower Room and 2 Bedrooms.

### FLAT 9

With Hall, Living Room with Kitchenette, Shower Room and 1 Bedrooms.

## THIRD FLOOR LANDING

### FLAT 10 (OWNERS)

Being the Penthouse Apartment with Hall, Store Room, Dining Room, Living Room, Breakfast Kitchen, 2 Bedrooms and Bathroom.

### OUTSIDE

To the front is a walled concreted garden area and a ramped entrance to the front Door. Paths to the side give access to the rear and Flats 11 and 2.

### CAR PARK

With parking for approx 7 cars.

## STORE

With pvc door leading to 2 GARAGES

## BOILER ROOM

With gas central heating boiler and hot water tank.

## TENURE

Freehold and subject to the existing tenancies

## SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

Flats 1-9 have their own electric key/card meters.  
Flat 10 and 11 have separate electric meters.

## VIEWING

By prior appointment with Newton Fallowell office in Skegness with 48 Hours notice being required.

## COUNCIL TAX

Charging Authority - East Lindsey District Council  
Each Flat is under Council Tax Band A

## RENTAL INCOME

Please see the attached rent schedule. Prospective purchasers to satisfy themselves upon rental income at the time an offer to purchase is made.

The agents note that Flats 10 and 11 are occupied by the current owners and further income potential is therefore available.

**Current Gross income £50,400 per annum  
excluding Flats 10 and 11**

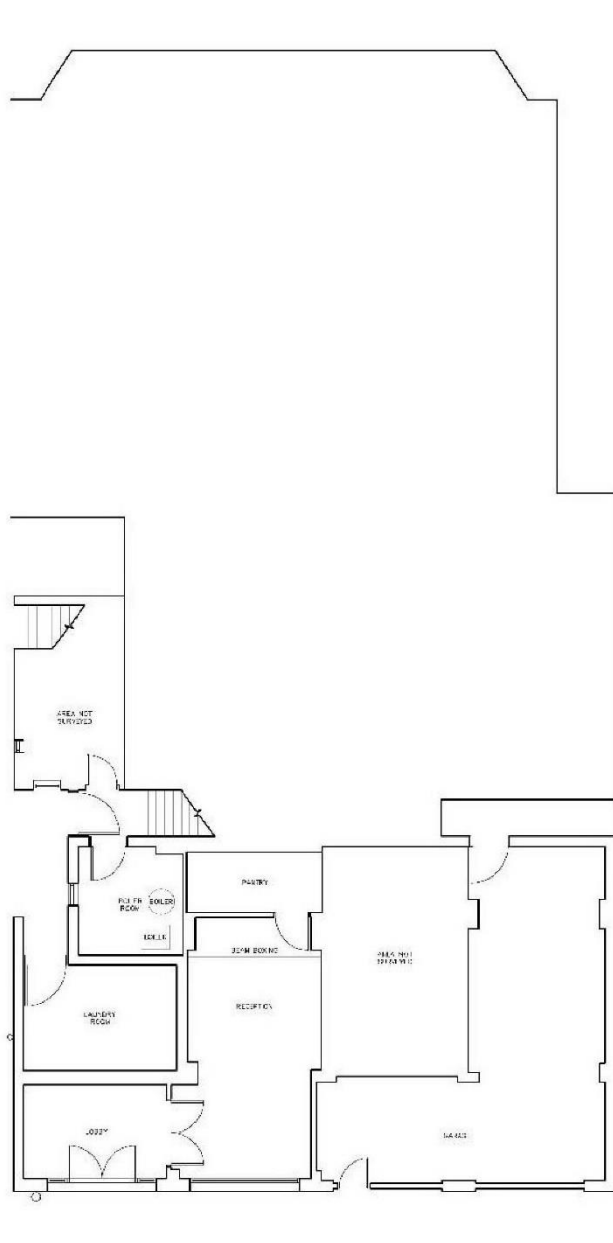
## RENT SCHEDULE as at 02.11.2023

Square meterage taken from the EPC's

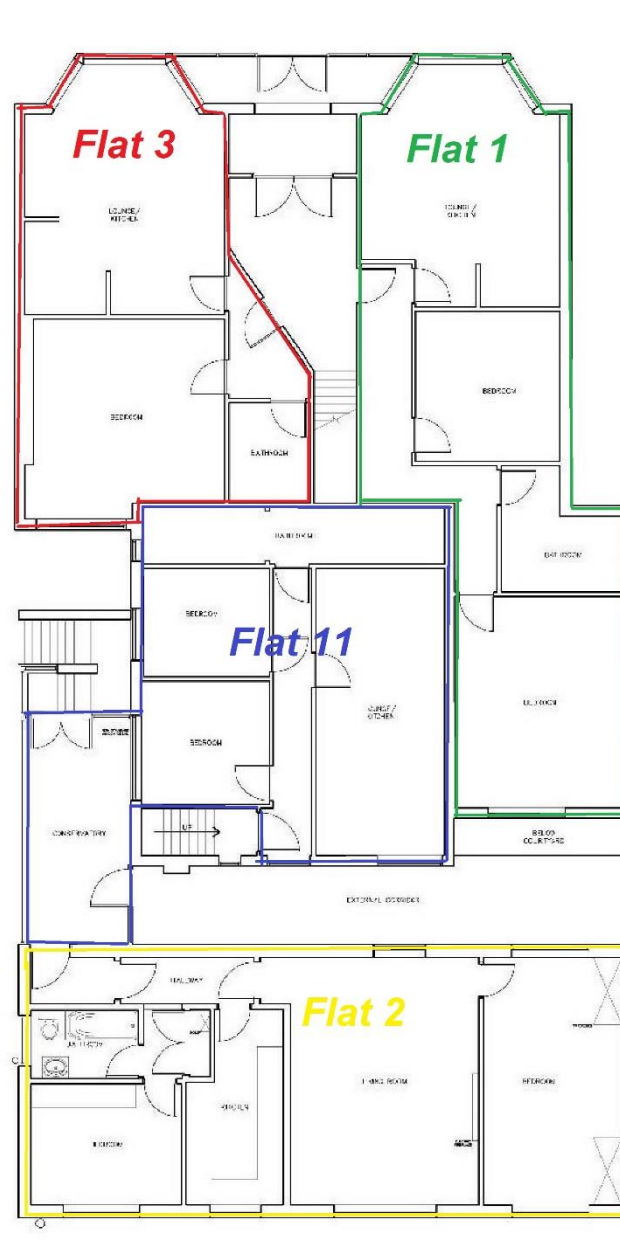
Flat	No Beds	M <sup>2</sup> (approx.)	Rent (pcm)	Tenancy Start Date	EPC (Expires)
1	2 - Ground Floor	64	£520.00	Vacant until 28.11.2023	E (03.31)
2	2 – Ground Floor (rear)	51	£400.00	04.11.09	D (03.31)
3	1 - Ground Floor	57	£440.00	30.10.20	E (12.29)
4	2 – First Floor	53	£400.00	12.9.20	D (04.26)
5	2 – First Floor	72	£520.00	30.9.23	E (05.27)
6	1 – First Floor	47	£440.00	8.7.23	E (05.27)
7	2 – Second Floor	53	£520.00	26.10.20	E (07.29)
8	2 – Second Floor	72	£520.00	28.11.21	E (05.27)
9	1 – Second Floor	47	£440.00	12.5.18	E (05.27)
10	2 – Third Floor	91		Owner occupied	E (04.33)
11	2 - Ground Floor (rear)	77		Owner occupied	D (04.33)

# FLOOR PLANS (for identification purposes only)

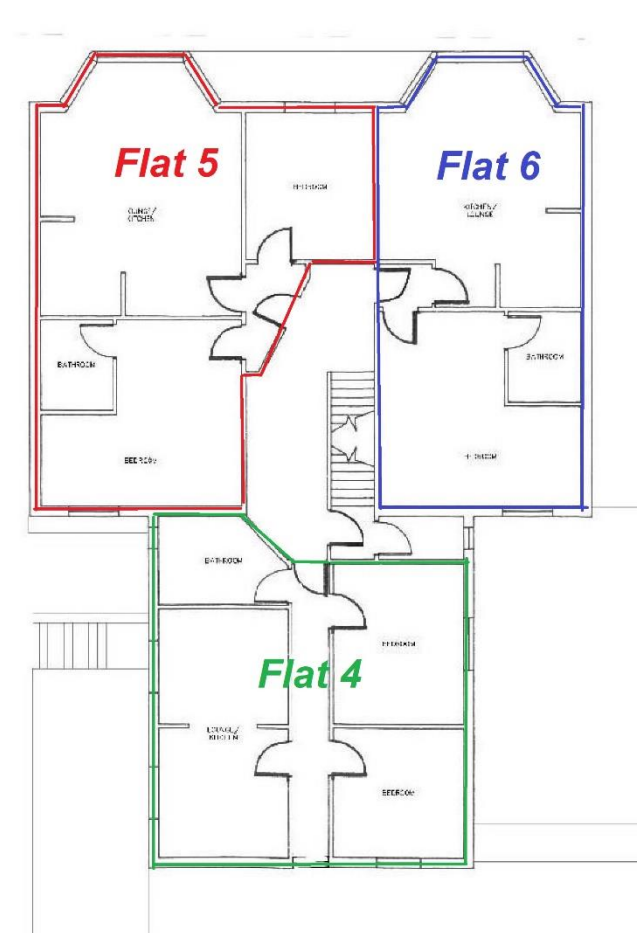
Lower Ground Floor



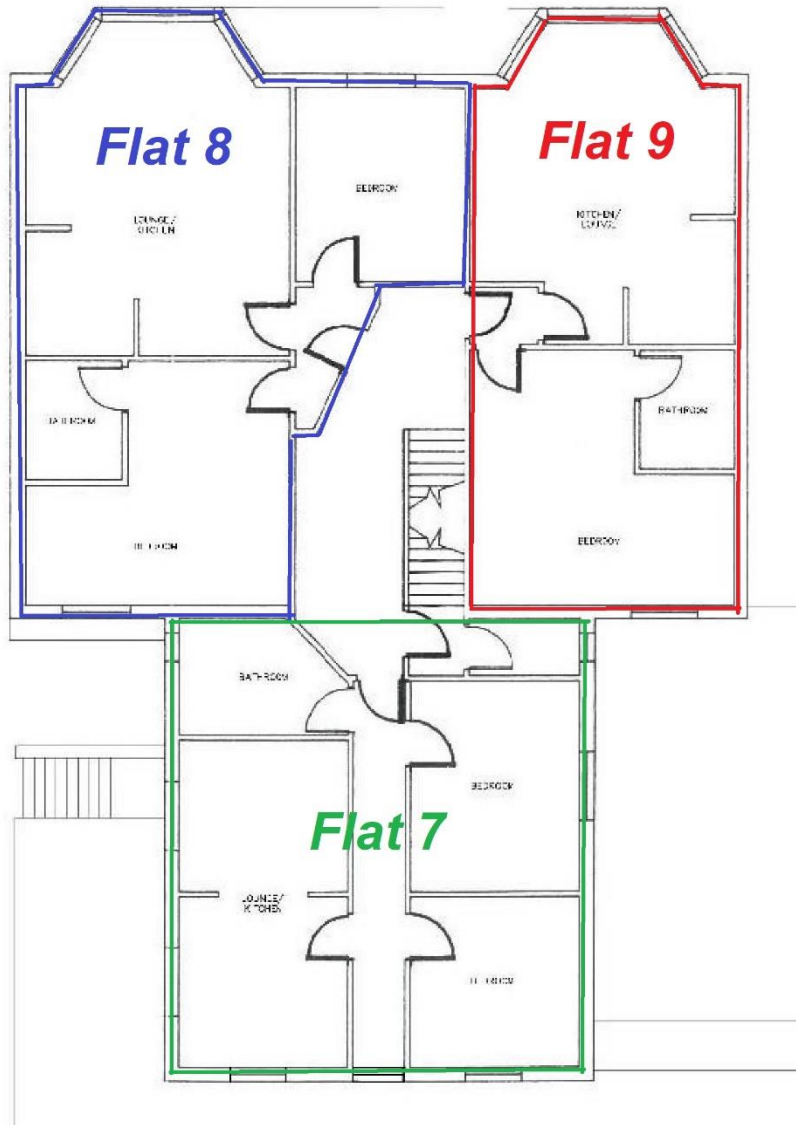
Ground Floor



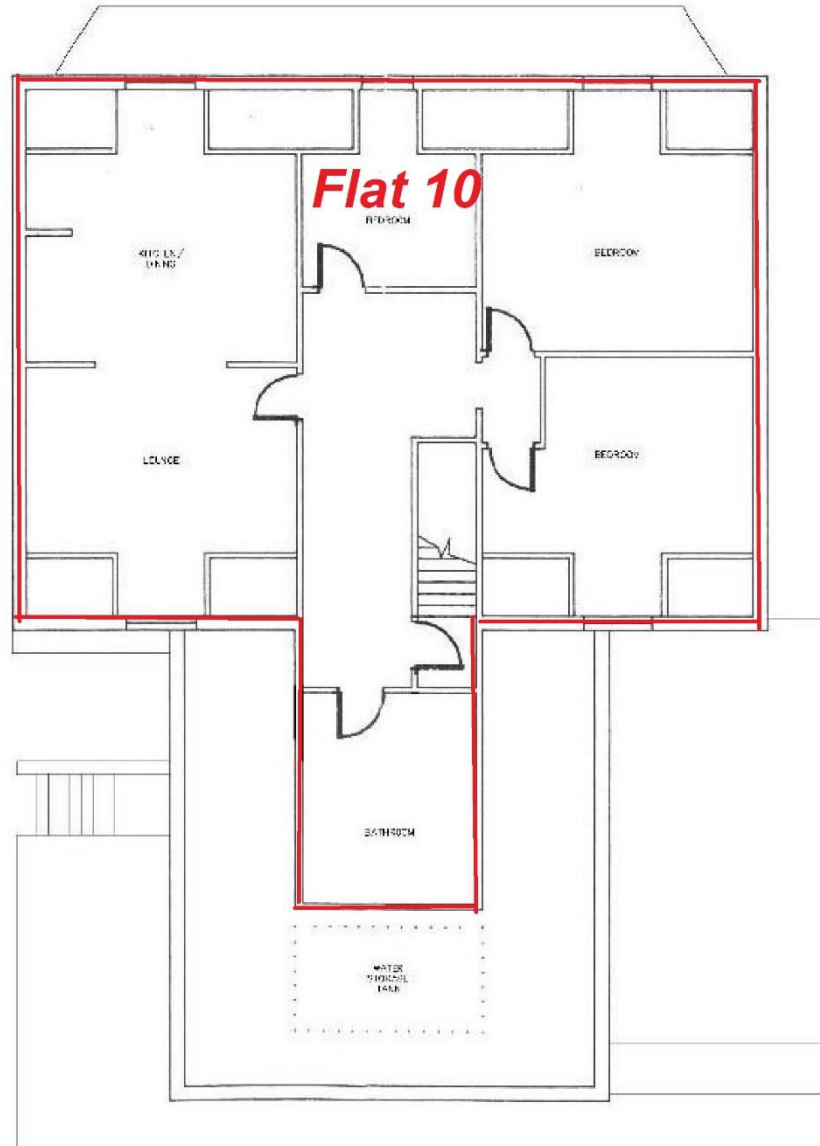
First Floor



Second Floor



Third Floor "Penthouse"



FLAT 1



Flat 1



Flat 5



Flat 5



Flat 5



Flat 5



Flat 6



Flat 6



Flat 6



Flat 10



Flat 10



Flat 10



Flat 10



Flat 10



Flat 11



Flat 11



Flat 11



Flat 11





# Energy Performance Ratings

Flat 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65   D
39-54	E	44   E	
21-38	F		
1-20	G		

Flat 4

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

Flat 7

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62   D
39-54	E	45   E	
21-38	F		
1-20	G		

Flat 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

Flat 5

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

Flat 8

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

Flat 3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66   D
39-54	E	42   E	
21-38	F		
1-20	G		

Flat 6

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

Flat 9

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

## Flat 10

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	48 E	
21-38	F		
1-20	G		

## Flat 11

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		



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