



**32 ALGITHA ROAD
SKEGNESS, PE25 2AJ**

TO LET

- To let on a new lease
- Close to town centre
- Former dental surgery but suited to other uses (subject to consent)
- Excellent parking to the rear
- EPC Rating - D

RENT: £15,000 Per Annum

LOCATION

Skegness is the principal Lincolnshire coastal resort with a resident population of around 20,000 persons, increasing substantially in the summer months with the influx of holiday makers and day visitors. It lies some 40 miles east and south of Lincoln and Grimsby respectively, with main communication links via the A52 and A158 roads as well as a regional rail service to Grantham and Nottingham.

Alghtha Road runs just north of and parallel with the principal shopping street of Lumley Road.

ACCOMMODATION

GROUND FLOOR

SURGERY 1

3.89m x 4.46m

SURGERY 2

4.02m x 3.89m



OPG ROOM

3.3m x 2.36m

W.C.

With w.c and wash hand basin.

OFFICE

2.08m x 3.14m

RECEPTION

4.27m x 3.32m

WAITING ROOM

3.02m x 5.47m

REAR WAITING

1.7m x 2.96m

FIRST FLOOR LANDING

W.C.

With wash hand basin and w.c.

W.C.

With wash hand basin and w.c.

MEETING ROOM

5.65m x 3.79m

KITCHEN

1.94

SURGERY

3.95m x 4.02m

STAFF ROOM

2.8m x 1.95m

SURGERY

3.49m x 3.9m

SURGERY

4.25m x 3.33m

DECON ROOM

3.33m x 3.81m

OUTSIDE STORE

3.77m x 5.43m

With toilet and wash hand basin.

PARKING

Rear hard surfaced parking for numerous vehicles.

BUSINESS RATES

Enquiry of the VOA website indicates:-

Description - Surgery and premises

Rateable Value - £19,500

Rating Authority - East Lindsey District Council.

SERVICES

Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants should make their own enquiries.

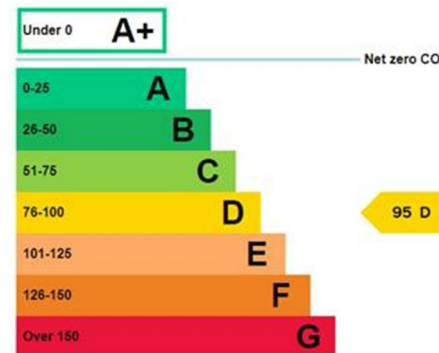
VAT

Please note, all prices quoted may be subject to VAT unless stated otherwise.

VIEWING

Strictly by appointment with the sole agents, TES Property.

ENERGY PERFORMANCE RATING



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.