

**28 DAY
BUY BACK
SERVICE**

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8 HIGH STREET SKEGNESS, PE25 3NW

FOR SALE

- Freehold for sale
- Substantial retail premises with s/c flat over
- Town centre location
- Ground floor retail 119sq.ft / 1282sq.ft
- Rear yard and garage
- First floor 3 bedroom flat
- EPC Rating C (shop)

PRICE: £280,000 with vacant possession

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.

High Street runs parallel with the principal shopping thoroughfare of Lumley Road with the subject property sited at the west end close to the junction with Lumley Square, immediately next door to Costa Coffee, close by the train and bus stations, and within short walking distance of supermarkets. Having a good trading position, the property, for identification purposes only, is shown edged red on the plan below.

SCHEDULE OF ACCOMMODATION

SALES SHOP - GROUND FLOOR

Central Entrance to RETAIL AREA
Internal Net Width 10.2m / 33'5"
Max Net Depth 10.6m / 34'6"
Net Sale 119sq.m / 1282sq.ft
OFFICE (West) 6.9sq.m / 74sq.ft
OFFICE (East) 3.8sq.m / 41sq.ft
STORE 13.3sq.m / 143sq.ft
SEPARATE WC
REAR WORKSHOP 28.6sq.m / 308sq.ft

FLAT - FIRST FLOOR

Rear access from Yard to staircase
RECEPTION AREA
BREAKFAST KITCHEN 16.2sq.m / 174sq.ft
DINING ROOM 13.5sq.m / 145sq.ft
LIVING ROOM 15.1sq.m / 162sq.ft
BEDROOM 1 12.6 sq.m / 136sq.ft
BEDROOM 2 7.5sq.m / 81sq.ft
BATHROOM
SEPARATE WC

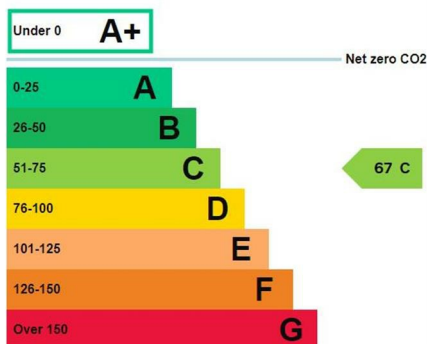
OUTSIDE

To the rear of the building is a small yard with a brick built detached GARAGE 5.95m x 2.99m. Parking for 2 vehicles. An open passageway behind a frontage door to High Street leads down the east side of the building to the rear.

PLANNING

The property has established retail use to the ground floor with residential user over. Interested parties are advised to make their own enquiries of the local planning authority, East Lindsey District Council.

ENERGY PERFORMANCE RATING



TENURE

Freehold, with vacant possession of the whole available.

ASSESSMENTS

Enquiry of the VOA website indicates:-
Description - Shop and premises
Rateable Value - £19,500
Rating Authority - East Lindsey District Council.

Council Band 'A' - Flat

NOTE

Access to the rear of the property is via the Skegness Cricket Club to whom an annual fee is paid.

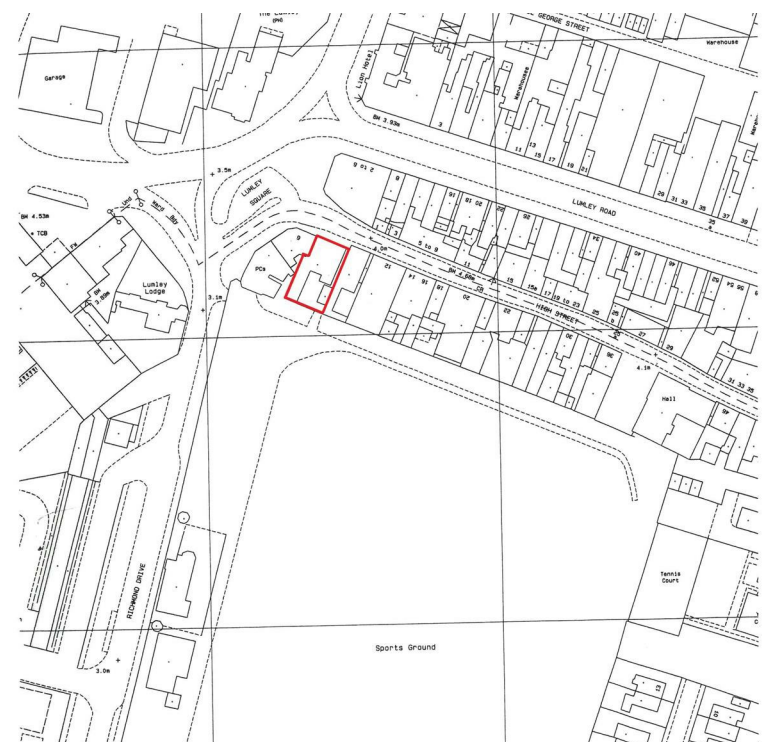
VAT

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

VIEWING

Strictly by appointment with the sole agents, TES Property.

FLOOR PLAN



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.