



102 ROMAN BANK SKEGNESS, PE25 2SP

TO LET

- Retail Shop in a main road location
- Single fronted unit
- Available immediately
- EPC Rating - D

RENT: £4,500 Per Annum

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LOCATION

Skegness is the principal Lincolnshire coastal resort with a residential population of around 20,000 persons increasing significantly in the summer months with the influx of holiday makers and day visitors. The town lies some 40 miles east and south of Lincoln and Grimsby respectively and has main communication links via the A52 and A158 to the south Midlands. Skegness contains traditional holiday amenities and facilities together with national and regional retailers. A regional railway service runs from Skegness to Grantham and Nottingham.

No 102 occupies a position just town centre side of the traffic lights junction with Roman Bank and Burgh Road, within a mixed commercial area. Roman Bank forms the main road north from the centre towards Ingoldmells, Butlins, and other coastal amenities. There is heavy passing traffic past the unit.

ACCOMMODATION

With a single frontage, the front entrance leads to:-

RETAIL SALES AREA

4m x 3.8m (Max including the inset doorway)
pvc door to;

STORE

1.9m x 2m average

LEASE

A new lease is to be offered for a 3-year term on an internal repairing and insuring basis.

USE

The previous use of premises has been as a retail shop. Interested parties should make their own enquiries in respect of any planning queries with East Lindsey District Council.

COSTS

The ingoing tenant is to be responsible for the landlords' legal costs in the preparation and completion of the lease.

SERVICES

Mains electricity, water and foul sewerage services are connected to the property.

BUSINESS RATES

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £4,100

Rating Authority - East Lindsey District Council.

VAT

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

ENERGY PERFORMANCE RATING

