



## SHOP 0, CLIFTON HOUSE HIGH STREET MABLETHORPE, LN12 1AU

### TO LET

- Ground floor retail premises
- Approx. 22sq.m/236sq.ft NIA
- New lease available
- EPC - C

**RENT: £4,000 Per Annum**

01507 601633 | [survey@tes-property.co.uk](mailto:survey@tes-property.co.uk)  
[www.tes-property.co.uk](http://www.tes-property.co.uk)

## LOCATION

Mablethorpe is a town with a population of approx. 12,500, situated on the Lincolnshire coast with a good level of local amenities. The population is considerably increased in the summer months by the influx of holidaymakers to the area. It is located approximately 19 miles north of Skegness and 32 miles south of Cleethorpes. The town has beautiful sandy beaches, a range of shops and amenities, and a health centre. The market towns of Louth and Spilsby are just a short drive away and the larger towns of Boston, Grimsby, and the city of Lincoln are all accessible and approximately 1 hour by road.

## ACCOMMODATION

### RETAIL UNIT

5.786m (max) x 3.38m (max).



### STORE

1.5m x 1.3m

### WC

With W.C and wash hand basin.

### BUSINESS RATES

Enquiry of the VOA website indicates:-

Description - Hairdressing salon and premises

Rateable Value - £2,350

Rating Authority - East Lindsey District Council on 01507 601111.

## LEASE

The property is being offered to let on flexible terms being negotiated.

## 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

All prices quoted are exclusive of VAT unless stated otherwise.

## VIEWING

Strictly by appointment with the sole agents, TES Property on 01507 601633.

## ENERGY PERFORMANCE RATING

