



## UNITS 2 & 3 CENTRAL BUILDINGS, HIGH STREET, INGOLDMELLS, SKEGNESS, PE25 1NS

### TO LET

- Double Fronted Retail Lock Up Premises
- Prominent position
- Approx. 65 sq.m/699 sq.ft. plus forecourt
- Centre of this popular residential and holiday village to the north of Skegness
- To let on a new lease
- Suitable for a variety of uses (subject to appropriate consents)
- EPC Rating - D

**RENT: £9,000 Per Annum**

## LOCATION

Ingoldmells is one of the main holiday areas on the Lincolnshire Coast a few miles to the north of the main resort of Skegness. Close by are Fantasy Island, Eastgate Market, Butlins Funcoast World and there is an excellent footfall on this busy main road.

The unit is positioned in the village centre, adjacent to Tesco Express on the junction with Sea Lane and High Street.

## ACCOMMODATION

### FORECOURT

Tarmac area under a canopy.

### SHOP

7.41m x 7.17m

With power points, suspended backlit ceiling, two sets of opening double doors being double glazed with side windows.



### REAR STORE

4.3m x 2.91m

With pvc door to the rear and skylight panel.

### WC

With WC and hand basin.

### TENURE

To let on a new lease for a term of 5 years with the tenant being responsible for all outgoings, interior repairs including windows and doors, interior and exterior decorations and insurance premium. A rental of £9,000 per annum is quoted, payable quarterly in advance.

### USE

The premises have most recently been used as a retail outlet but other uses will be considered, subject to landlord

approval and any necessary planning consents or permission for change of use.

## RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £6,900

Rating Authority - East Lindsey District Council.

Please note that the postcode on the ratings list is PE25 1PT.

## 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.

## REFERENCES

The usual bank, landlord and two trade references will be required.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs.

## VAT

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

## ENERGY PERFORMANCE RATING

