



60 HIGH STREET SKEGNESS, PE25 3NW

BUSINESS FOR SALE

- Profitable business for sale due to retirement
- Currently occupying 60 High Street, Skegness
- Excellent opportunity
- High footfall location

PRICE: £10,000 inclusive of stock

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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.

Located on the popular Skegness High Street with excellent footfall with nearby retailers such as The Works, JD Sports and independent shops and arcades.

ACCOMMODATION**RETAIL AREA**

2.76m x 7.09m

With shutter door.

COUNTER AREA

2.6m x 3.09m

REAR

3.12m x 0.86m

With w.c and wash hand basin.

LEASE

New lease negotiable with landlord with current rent standing at £10,000 per annum.

ACCOUNTS

Available on request following successful viewing.

SERVICES

Some 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.

RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £6,000

Rating Authority - East Lindsey District Council.

VIEWING

Strictly by appointment with the sole agents, TES Property.