



20 ROMAN BANK SKEGNESS, PE25 2RU

FOR SALE

- Attractive Mixed Residential & Commercial Investment Property
- Currently producing £33,420 per annum
- Office premises let to Sequence (UK) Ltd t/a William H Brown Estate Agents
- 3 self-contained flats all let on ASTs
- Excellent town centre location
- Freehold

PRICE: £315,000 or nearest offer

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.

20 Roman Bank has a prominent position close to the main shopping street of Lumley Road on the east side of Roman Bank opposite the Lincoln Road junction.

DESCRIPTION

A substantial building with 3 floors of accommodation comprising;

Ground Floor - Sequence (UK) Ltd t/a W H Brown Estate Agents

First Floor - 2 Flats

Second Floor - 1 Flat

The flats are approached from the rear, accessed off Algha Road.

SCHEDULE

20 Roman Bank

Ground Floor Accommodation let to Sequence (UK) Limited trading as William H Brown Estate Agents at a rental of £16,500 per annum exclusive for 5 years from 1st November 2021. No rent review or break clause. Tenants Covenants to repair and keep in repair the premises.

Flat 20A Roman Bank

First Floor 1 Bedroom Flat let at £440 pcm exclusive.

Flat 20B Roman Bank

First Floor 2 Bedroom Flat let at £495 pcm exclusive.

Flat 20C Roman Bank

Second Floor 2 Bedroom Flat let at £475 pcm exclusive.

Copies of lease and agreements are held by the managing agents.

ASSESSMENTS

Council Tax Bands

Flat 20A - A

Flat 20B - A

Flat 20C - A

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £20,750

Rating Authority - East Lindsey District Council.

TENURE

Freehold

VAT

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

VIEWING

Strictly by appointment with the sole agents, TES Property.

ENERGY PERFORMANCE RATINGS

Flat 20A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat 20B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat 20C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor - Commercial Element

Score	Energy rating	Current	Potential
Under 0	A+		
0-25	A		
26-50	B		
51-75	C		
76-100	D		
101-125	E	113 E	
126-150	F		
Over 150	G		

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