





Former Julie Stevens School Of Dance The Green,Chapel St. Leonards Skegness PE24 5TG

william h brown

welcome to

Former Julie Stevens School Of Dance The Green, Chapel St. Leonards Skegness

A unique opportunity to purchase the former Julie Stevens School of Dance, centrally located in Chapel St Leonards and offered for sale by auction. The property benefits from a spacious first-floor dance studio, ground-floor changing room, WC, storage room, two generous storage garages and parking.

Auction Details
AUCTION DATE: TUESDAY 15TH DECEMBER 2026
BIDDER REGISTRATION: BY 2pm MONDAY 14TH DECEMBER 2026
WHERE TO BID: Please ensure you are registered to bid on the Barnard Marcus Auctions website.
LEGAL PACK: Download from Barnard Marcus Auctions

Entrance
Accessed via a single door which leads into an entrance hall and leads into the ground floor changing room and with a set of stairs leading to the first floor.

Changing Room
9' 2" x 16' 7" (2.79m x 5.05m)
A good sized room currently used as a changing room with bench seating and coat hooks. This room also has a Wc off it and leads off into a further storage room.

Downstairs Wc
Directly off the changing room and offers a Wc and wash hand basin.

Storage Room
11' 7" x 13' 11" (3.53m x 4.24m)
Currently used as a storage room with exits each side of the room.

Landing
At the top of the stairs there is an area used for coat storage.

Dance Studio
35' 9" x 28' 3" (10.90m x 8.61m)
A large open space with windows to the front and rear elevation along with fire exits which lead to balconies with stair access to ground level. The Dance Studio benefits from a sprung wood floor.

First Floor Wc
Wc with sink and storage cupboard below and above.

Garage 1
28' 4" x 11' 9" (8.64m x 3.58m)
With folding shutter door and offering ample storage space.

Garage 2
28' 4" x 13' 9" (8.64m x 4.19m)
With electric roller shutter door and offering ample storage space.

External
The property offers parking to the front and has a side gate access.

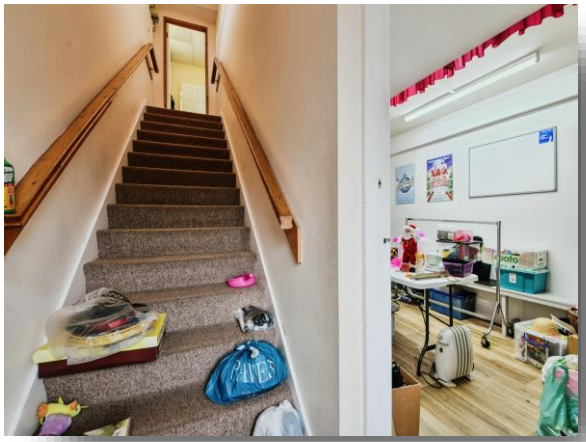
Online Underwriting
FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.

Conditions Of Sale
The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is









neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health & Safety

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

Guide & Reserve Prices

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Note

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding.

Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,800 (including vat) payable on the fall of the hammer.
Guidance notes are set out in the catalogue in relation to auction lots, particularly from a purchasing perspective.

Agents Note

Please note that at the time of photographs the property was in the process of being cleared and will be sold with all items removed. There are also no utilities connected to the property, please speak to the Branch for further information.

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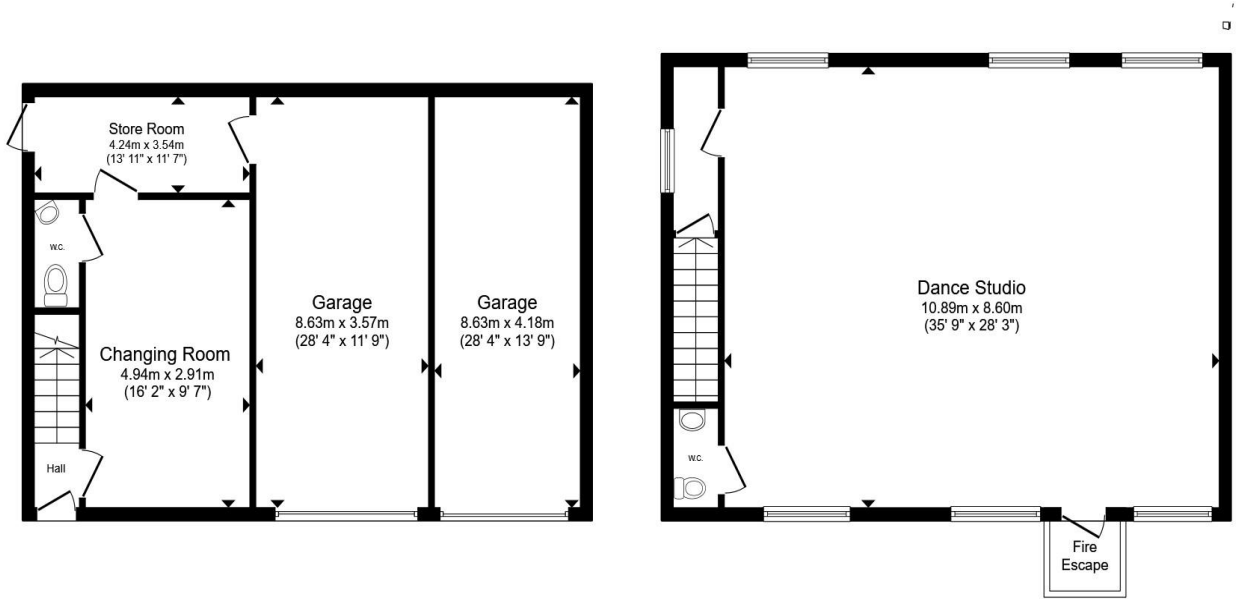
Former Julie Stevens School Of Dance The Green, Chapel St. Leonards Skegness

- Former Julie Stevens School of Dance
- Offered for sale by auction
- Prominent central Chapel St Leonards location
- Generously sized first-floor dance studio with wood sprung floor
- Ground-floor changing room, WC & Storage Room

Tenure: Freehold EPC Rating: Awaited

guide price

£80,000



Total floor area 132.2 m² (1,423 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
SKG109772 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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