



## Unit 5

David Supermarket, George Street, Mablethorpe, LN12 2NH

**Retail unit on an existing shopping  
parade in Mablethorpe**

**657 sq ft**  
(61.04 sq m)

- £8000 per annum plus VAT
- Great start up unit
- Incentives available
- Available immediately

# Unit 5, David Supermarket, George Street, Mablethorpe, LN12 2NH

## Summary

<b>Available Size</b>	657 sq ft
<b>Rent</b>	£8,000 per annum
<b>Business Rates</b>	Interested parties are advised to make their own enquiries
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

Ground floor shop unit 657 sq ft To let - available immediately.

## Location

Mablethorpe is located just off the coastal road North of the popular seaside town of Skegness, accessed from the main Wainfleet road (A52) from Boston in the South (33 miles). Situated in the East Lindsey district of Lincolnshire approximately 43 miles (69 km) east of Lincoln. It has a population of 12500 including Sutton on Sea (2011 census) and is well located close to the first Butlin's holiday resort opened in Skegness in 1936. Situated within a 5 minute walk to the beach and offers excellent access to all the local caravan parks and other leisure opportunities in the area. Approximately 14 miles to the South is Ingoldmells, home to Butlin's holiday park and Fantasy Island.

## Accommodation

The accommodation comprises the following areas:

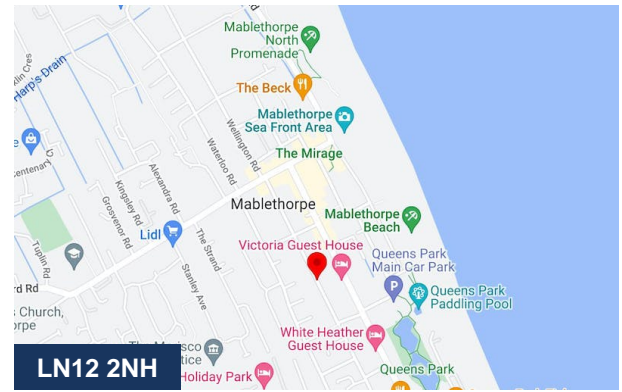
Name	sq ft	sq m	Availability
Ground - 657 Sq Ft Retail unit	657	61.04	Available
<b>Total</b>	<b>657</b>	<b>61.04</b>	

## Viewings

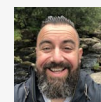
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

## Terms

Offered for let on a new fully repairing and insuring lease - the rent will be £8,000 plus VAT per annum. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance.



## Viewing & Further Information



**Ben Freckingham**

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