



Unit 3 and 4

Victoria Court, Mablethorpe, LN12 2AQ

**Retail/ office units to let on Victoria
Court - Mablethorpe**

215 to 430 sq ft
(19.97 to 39.95 sq m)

- £4,000 Per annum +VAT per unit
- Great start up units
- Incentives available
- Available immediately
- Units can be combined for larger retail/ office space

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Summary

Available Size	215 to 430 sq ft
Rent	£4,000 per annum
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Units 3 and 4 are situated on Victoria Court a well appointed retail parade in Mablethorpe, both units mirror each other with an adequate retail frontage and open planned layouts - Units can be let individually or knocked through and combined for a larger retail/ office space.

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 - Unit 3	215	19.97	Available
Ground - Unit 4	215	19.97	Available
Total	430	39.94	

Viewings

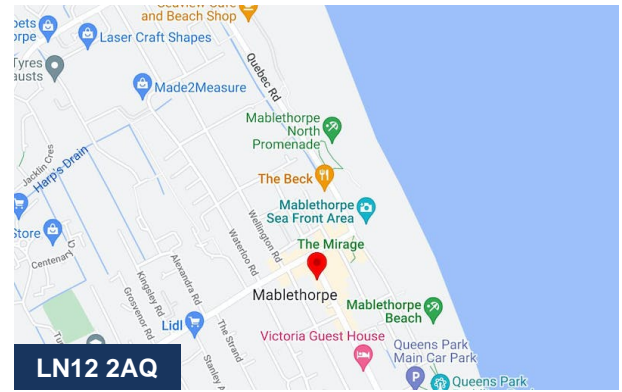
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

Offered for let on a new fully repairing and insuring lease - The rent for unit 3 and 4 will be £4,000 plus VAT per annum each. 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

Services

We are advised that mains' services are connected to the property. These services have not been inspected or tested by the agent.

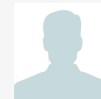


Viewing & Further Information



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