



## Unit 4 Tower Point

Retail/Leisure unit to Let, Ingoldmells, Skegness, PE25 1PG

**Vacant Shop Unit in seaside  
location to let - available  
immediately**

**Rent is £17,000 per annum + VAT  
£1,466.67 per month + VAT**

**1,052 sq ft  
(97.73 sq m)**

- Vacant Retail Unit
- Circa 1052 sq ft open plan space
- Not suitable as a Restaurant or Takeaway food outlet.
- Located within a mixed-use leisure complex
- Suitable for Retail/Nail Bar/Gift Shop

# Unit 4 Tower Point, Retail/Leisure unit to Let, Ingoldmells, Skegness, PE25 1PG

## Summary

Available Size	1,052 sq ft
Rent	£1,416.67 per month
Rateable Value	£9,700
Service Charge	£1.50 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)

## Description

Located on the ground floor of Tower point, a purpose built mixed retail and leisure complex in Ingoldmells, adjacent to Fantasy Island.

## Location

The property 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 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.

## Accommodation

The accommodation comprises the following areas: Located in the ground floor and comprising open plan space measuring around 1052 sq ft. Staff w/c and store room.

Name	sq ft	sq m	Availability
Ground - Retail/Leisure Unit	1,052	97.73	Available
<b>Total</b>	<b>1,052</b>	<b>97.73</b>	

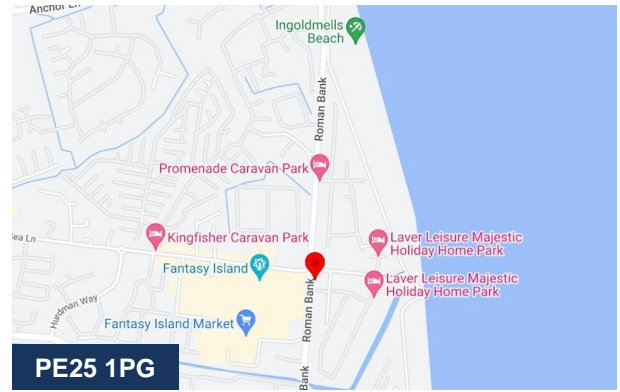
## Viewings

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

## Terms

Offered for let on a new 5 year lease at a passing rent of £17,000 plus vat. 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.

A service charge is payable in addition, set at £1.50 per Sq Ft - £1,578 + VAT per annum



## Viewing & Further Information

**Ben Freckingham**

01664 431330 | 07949 836526

[ben@pandfcommercial.com](mailto:ben@pandfcommercial.com)