



3 Lumley Road

Skegness, PE25 3LL

Skegness retail premises TO LET -

£25,000 per annum +VAT

1,820 sq ft

(169.08 sq m)

- Prime town centre retail premiss
- High volumes of footfall
- Retail frontage with on street pedestrian access
- Additional Storage and office space
- Flexible lease terms to be agreed
- All uses considered STPP
- Popular Lincolnshire East Coast resort of Skegness

3 Lumley Road, Skegness, PE25 3LL

Summary

Available Size	1,820 sq ft
Rent	£25,000 per annum
Rateable Value	£22,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (91)

Description

This prime retail premise hosts a double window shop frontage with a central double personnel entrance door that leads into the main ground floor sales area, staff kitchen & WC facilities. The unit also benefits from rear servicing facilities for goods deliveries.

Location

Skegness is a Lincolnshire coastal resort with a resident population of around 20,000 persons, increasing substantially in the summer months with holiday makers and day visitors. It lies 40 miles east and south of Lincoln and Grimsby, with transport links via the A52 and A158 roads as well as a regional rail service to Grantham and Nottingham.

The character of the surrounding area is very much retail in nature, with a large number of national multiple retailers occupying nearby premises. These include Boots, Specsavers, Poundland, WH Smith, Trespass, Savers, Heron and Holland & Barratt. The covered shopping centre in the town centre is known as The Hildreds Centre, which is situated a short walk to the east and retailers within the Centre include Sports Direct and Home Bargains.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor sales area	1,820	169.08	Available
Total	1,820	169.08	

Viewings

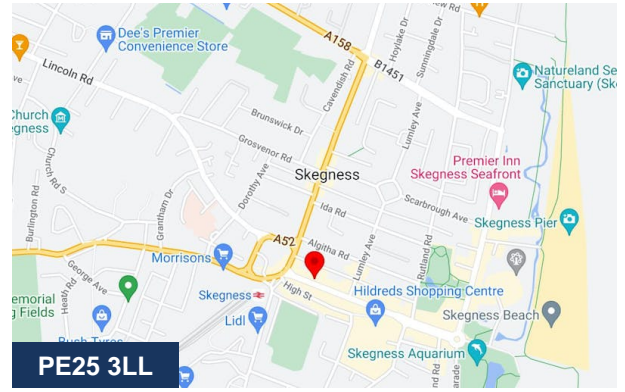
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

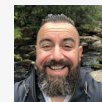
Offered for let on a new 5 year fully repairing and insuring lease with a 3 year review and break - the rent will be £25,000 plus VAT per annum. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance. Tenants will be liable for their own utilities.

Services

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

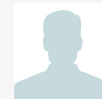


Viewing & Further Information



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