



Unit 1-2

Tower Point, Ingoldmells, Skegness, PE25 1PG

Retail unit TO Let - Skegness

Rent - £30,000 + VAT per annum

3,371 sq ft
(313.18 sq m)

- Located within a mixed-use leisure complex
- Available Immediately
- Central Skegness location
- High volumes of seasonal trade
- Multi use, retail & storage space
- Popular tourist destination
- Property can be divided to suit operational needs

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Summary

Available Size	3,371 sq ft
Rent	£30,000.00 per annum
Rateable Value	£33,500
Service Charge	£1.50 per sq ft
Car Parking	No Parking with the Unit
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (27)

Description

Located on the ground floor of Tower Point, a multi purpose retail and storage unit is available to let and located within a mixed retail & 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:

Name	sq ft	sq m	Availability
Ground	3,371	313.18	Available
Total	3,371	313.18	

Viewings

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

Terms

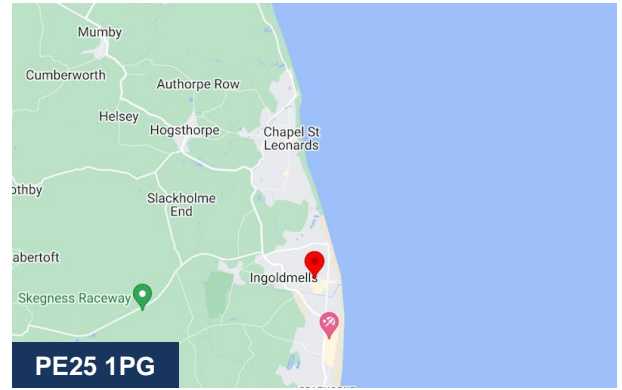
Offered for let on a new 5 year fully repairing and insuring lease with a 3 year review and break - the rent will be £30,000 + VAT per annum . A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance. Tenants will be liable for their own utilities.

Services

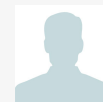
We are advised that mains' services with the exception of gas are connected to the property. These services have not been inspected or tested by the agent.

Service charge

An annual service charge is applicable for the upkeep and maintenance of the communal areas within Tower Point with this being charged at £1.50 per sq ft of the rentable space.



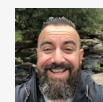
Viewing & Further Information



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