

RETAIL UNIT

TO LET



20 Victoria Road, Mablethorpe
LN12 2AQ
#1229238/2025F

Eddisons

20 VICTORIA ROAD

MABLETHORPE, LN12 2AQ



Agreement

To Let



Detail

Retail Unit



Rent

£15,000 pax



Size

102.1 sq m (1,100 sq ft)



Location

Mablethorpe, LN12 2AQ



Property ID

#1229238/2025F

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON
BA (Hons)
Surveyor

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Property

This property comprises a ground floor retail unit with strong frontage onto Victoria Road, which is just off the main shopping promenade in Mablethorpe.

Internally, there is a good sized retail area with installed fixtures and fittings that could be used by the ingoing tenant. The ceilings and walls are painted and plastered with LED lighting and the floor is finished with wood vinyl effect flooring.

The property benefits from a storage area and staff facilities to the rear.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Retail	75.2	810
Storage	18.1	195
Kitchen	8.8	95
Total GIA	102.1	1,100

Energy Performance Certificate

Rating: C57

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business and Services) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional and Financial Services), A3 (Restaurant and Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche and Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: East Lindsey District Council
Description: Shop and Premises
Rateable Value: £5,900

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£15,000 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

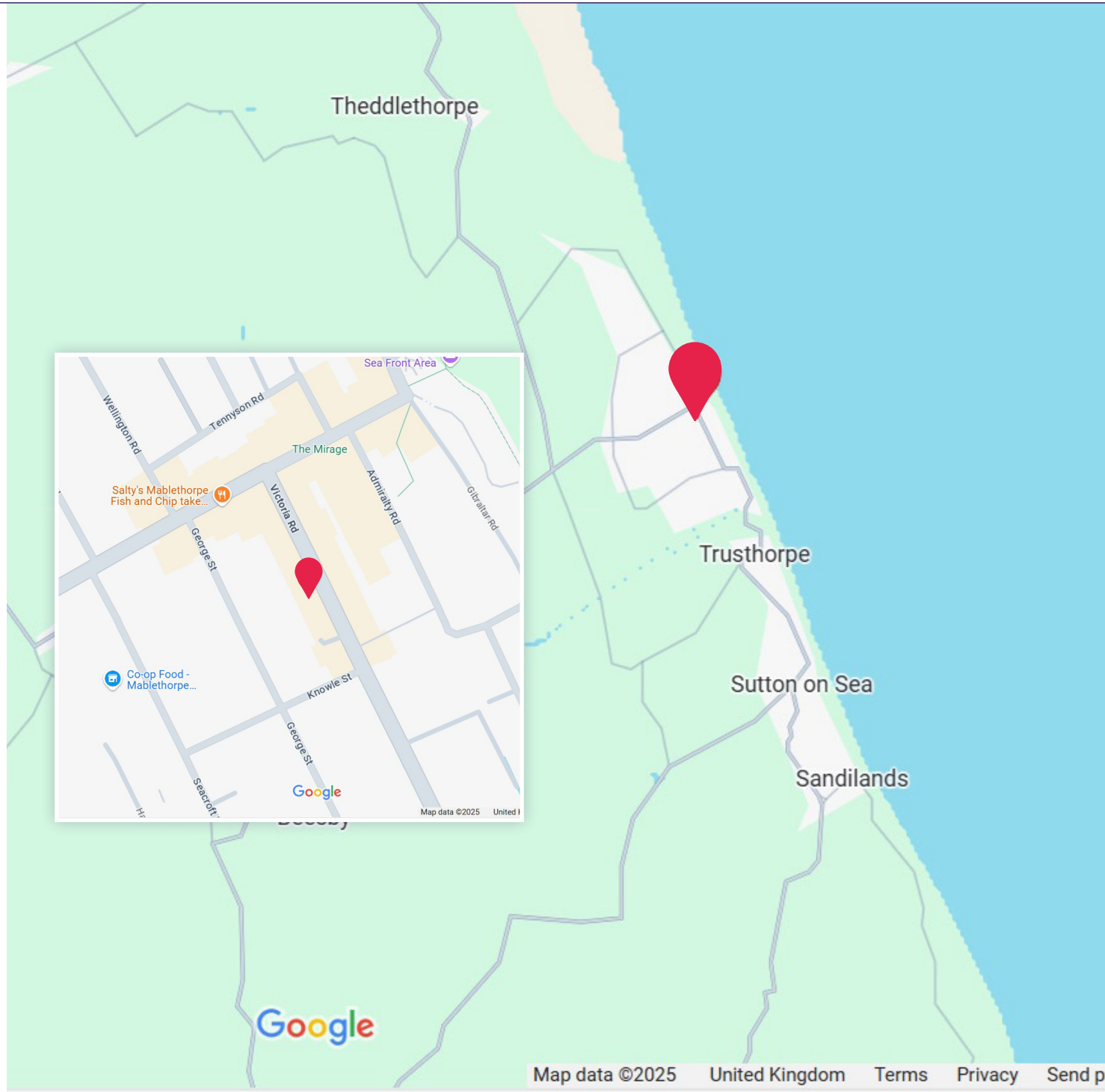
Location

Mablethorpe is a popular coastal resort in East Lincolnshire, located between the larger resorts of Skegness (13 miles to the south) and Cleethorpes (20 miles to the north).

The town benefits from a Blue Flag award-winning beach, a seal sanctuary, aqua park and high quality leisure provision.

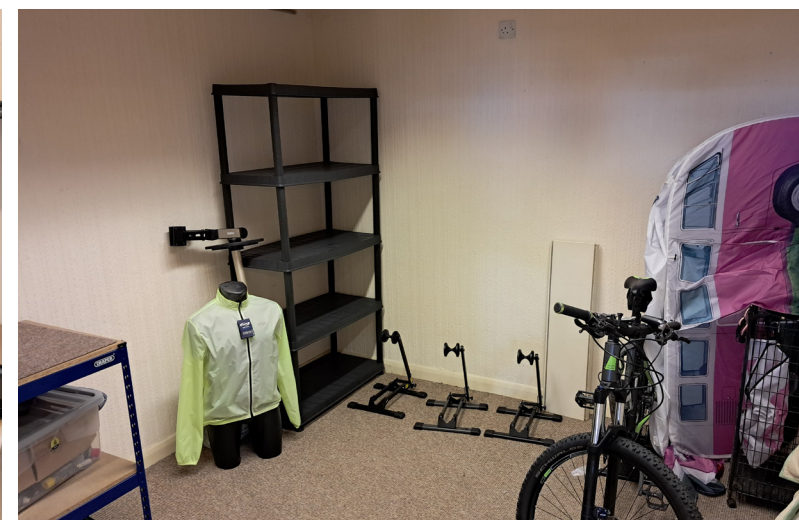
Mablethorpe's attractions have encouraged a vibrant local staycation market, with over ten established caravan parks located in the town, alongside a number of guest houses, chalet providers and campsites.

Notably, Mablethorpe is home to Haven's Golden Sands resort; one of the Company's largest UK holiday park locations, which was fully refurbished in 2020 to benefit from the boom in UK-based holiday making.





Google



20 Victoria Road, Mablethorpe, LN12 2AQ



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Plotted Scale - 1:1,250