

SELF-CONTAINED OFFICE WITH PARKING

FOR SALE/TO LET



**78 Seacroft, Mablethorpe
LN12 2DR**

#1232119/2025J

Eddisons

78 SEACROFT

MABLETHORPE, LN12 2DR



Agreement

To Let/For Sale



Detail

Self-contained Office with
Parking



Rent/Price

Rent - £20,000 pax

Price - £245,000 Freehold



Size

342.97 sq m (3,691 sq ft)



Location

Mablethorpe, LN12 2DR



Property ID

#1232119/2025J

For Viewing & All Other Enquiries Please Contact:



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Trainee Surveyor

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Property

The property comprises a large single storey self-contained office building constructed in brick and blockwork under a pitched tiled roof.

The building is accessed via a driveway off Seacroft Road, which is a short walk from the High Street where there is a mix of national and local businesses.

Internally, the property is currently fitted out to provide multiple smaller offices or training rooms with accompanying open plan areas and a breakout space.

The premises benefit from having a good-sized modern kitchen and 2 WCs.

Externally, there is space to accommodate around 9 parking spaces.

In our opinion, the premises is suitable for offices, training, teaching or other similar commercial uses.

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
Total NIA	342.97	3,691

Energy Performance Certificate

Rating: C64

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and no warranty can therefore be given that these are 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 & Services Use) 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 & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

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

Rates

Charging Authority: East Lindsey District Council
Description: Office and Premises
Rateable Value: £28,250

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.

Alternatively, the property is also available **For Sale** Freehold, subject to vacant possession on completion.

Rent/Price

Rent - £20,000 per annum exclusive

Price - £245,000 Freehold

VAT

VAT may be charged in addition to the rent/price 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 purchasers/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.

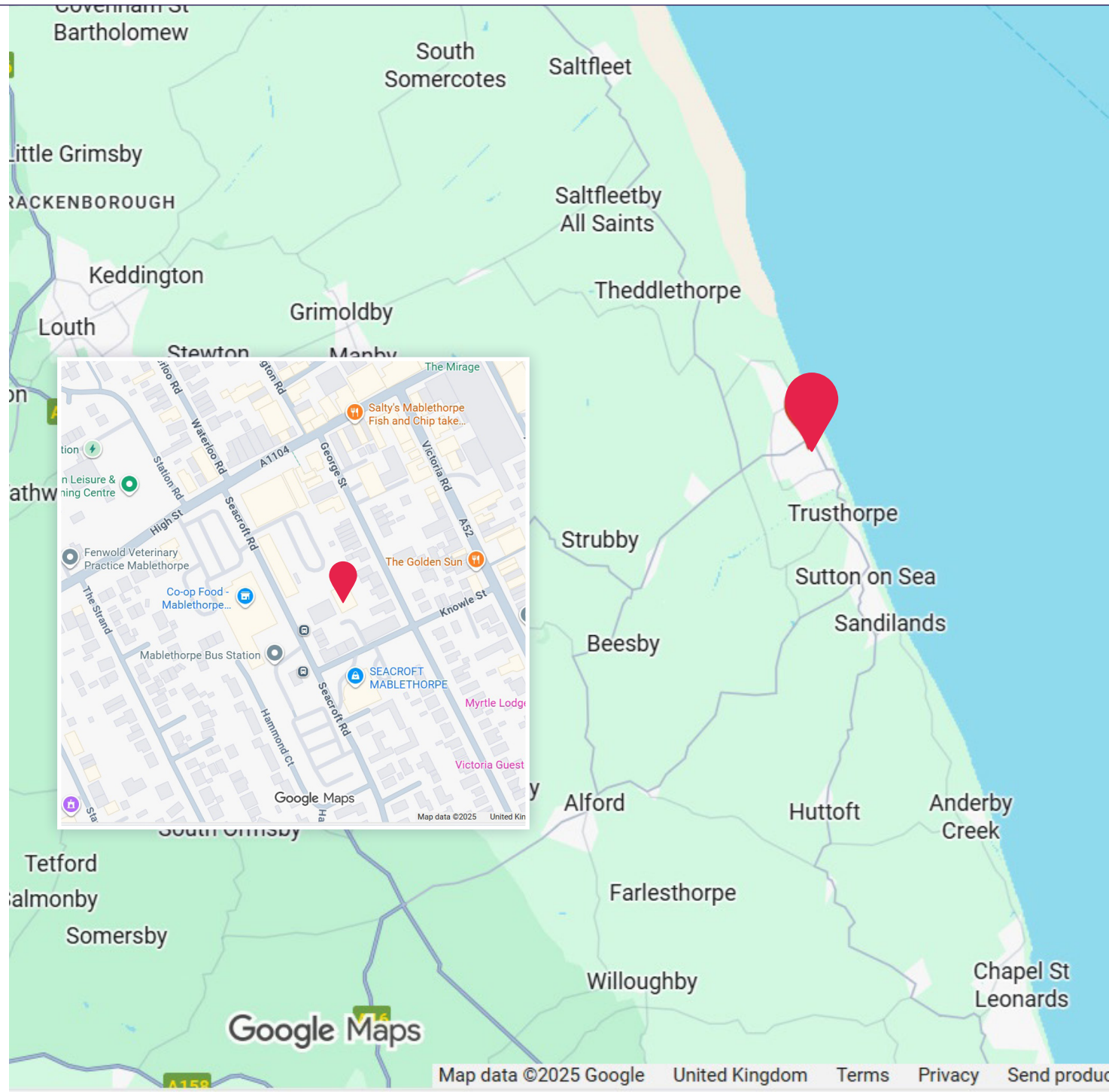
Location

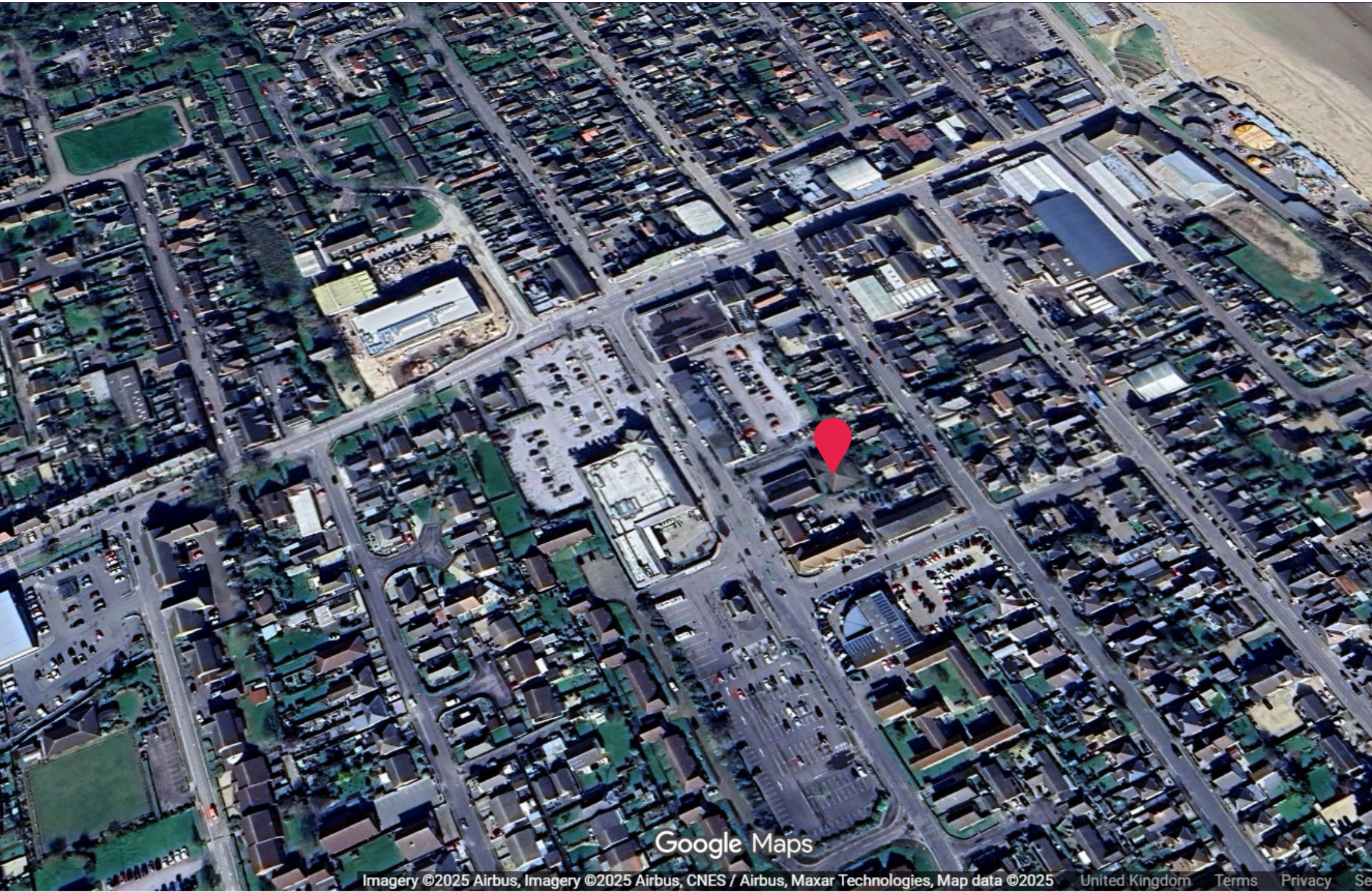
Mablethorpe is a popular coastal resort in East Lincolnshire, located between the larger resorts of Skegness (13 miles to the south) and Cleethorpes (20 miles to the north).

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

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 makers.





Google Maps



The Former Learning Centre, Seacroft Road, Mablethorpe, LN12 2DR

