



SKEGNESS – 35 Lumley Road PE25 3LL

PRIME SHOP – TO LET/FOR SALE



LOCATION

The property occupies a prime position on Lumley Road close to Boots, Holland & Barrett, Squires, British Heart Foundation, Savers and Specsavers.

ACCOMMODATION

The accommodation is arranged on ground, first and second floors providing the following approximate dimensions and floor areas:-

Internal Width	19 ft	5.8m
Ground Floor Area	2,093 sq ft	194.43 sq m
First floor	1,699 sq ft	158 sq m
Second floor	277 sq ft	25.7 sq m
Third floor	349 sq ft	32 sq m

TERMS

Available by way of a new lease for a term to be agreed.

RENT

The property is available to let on a new lease at a rent of £25,000 per annum exclusive. Alternatively, the freehold interest is available at an asking price of £265,000.



RATES

Rateable value £26,750

Interested parties are advised to make their own enquiries of the local authority.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – D (copy of certificate can be provided)

VIEWING:

By appointment through:

Francis & Company Property Consultants Ltd

Mike Francis

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E: mike@francisandcompany.co.uk

Or via joint agents:

TES Property

Megan Wilkinson

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Misdescriptions

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