



## **68-70 Lumley Road, Skegness PE25 3NG**

**This prime retail premises on Lumley Road offers approx a net internal area of 344 sq m or 3,699 sq ft of retail space over two floors.**

**Nearby occupiers include Specsavers, Boots, NatWest, Argos and Barclays.**

**Lumley Road also connects to Wainfleet Road which provides access to Skegness promenade, a popular tourist attraction and driver of high levels of footfall.**

- **IMMEDIATELY AVAILABLE**
- **APPROX 3,700 SQ FT**
- **FREEHOLD OR LEASEHOLD**
- **AVAILABLE WITH VACANT POSSESSION**
- **EPC RATING (D) 80**

**Freehold £325,000 or Leasehold £35,000**



## DESCRIPTION

The property was originally constructed in the 1980's with brick elevations. There is a wide shop front with excellent fenestration above to the first floor. Internally the property comprises an extensive open plan and modern retail area with store and office on the ground floor and staff room, WC's and further storage areas are available on the first floor.

## LOCATION

The property is located in Skegness, a principal seaside resort on the east coast of Lincolnshire. The town has a population of circa 19,000 people; however this significantly increases during the summer months of April to October as part of the seasonal tourist trade.

The principal access routes to the town are by the A52 from Boston which is located approximately 22 miles to the south west and the A158 to Lincoln which is approximately 43 miles to the west. The town is also served by a railway station with access to Nottingham.

The subject property fronts onto Lumley Road which is a popular retail location within the town centre. Nearby national occupiers include Specsavers, Boots, NatWest, Argos and Barclays. Lumley Road also connects to Wainfleet Road which provides access to Skegness promenade, a popular tourist attraction and driver of high levels of footfall.

## ACCOMMODATION

The property is offered with vacant possession and measured on a net internal area basis:



Description	Area Sq ft	Area Sq m
Ground Floor	1,993	185.1
First Floor	1,706	158.4
<b>Total NIA</b>	<b>3,699</b>	<b>343.6</b>





## SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers.

## ENERGY PERFORMANCE CERTIFICATE

The rating for this property is within Band D with a specific score of 80.

## BUSINESS RATES

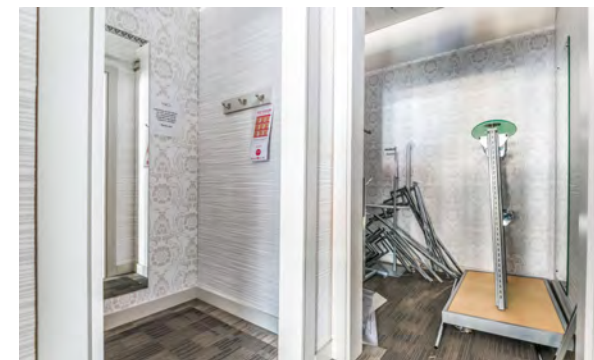
We refer you to the government website

<https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is **£39,750**.

The Government has provided business rates relief for retail, hospitality and leisure businesses in the 2021-2022 tax year.

There is 100% relief until the end of June. From 1st July there will be a period until the end of 2021 where qualifying businesses will receive a 66.6% discount.

This relief is capped at £2 million per business for properties that were required to be closed on 5th January 2021, or £105,000 per business for other eligible properties.



For further details please visit <https://www.gov.uk/guidance/check-if-your-retail-hospitality-or-leisure-business-is-eligible-for-business-rates-relief-due-to-coronavirus-covid-19>





## FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

## GUIDE PRICE

Freehold £325,000

Leasehold is available with the tenant to be responsible for Full Repairs and Insurance. Commencing rent: £35,000 per annum.

Our client advises that the property is not elected for VAT.

## VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

## CONTACT INFORMATION

For further information or an appointment to view please contact either:

**Peter Heather** on **01872 247007** or via email [pgh@miller-commercial.co.uk](mailto:pgh@miller-commercial.co.uk)

**VIEWING:** Strictly by prior appointment through Miller Commercial.

**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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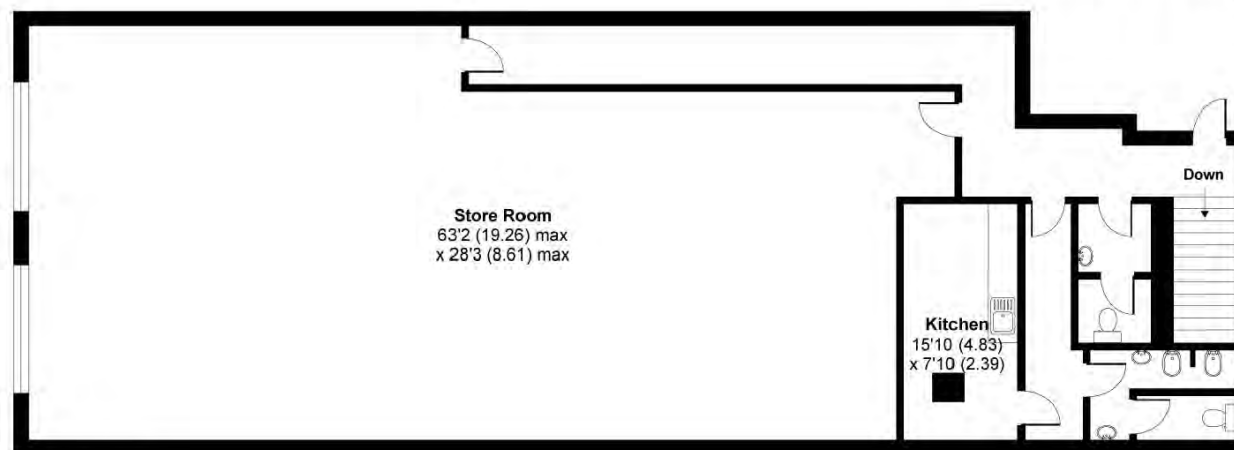
## 68-70 Lumley Road, Skegness, PE25 3NG

Ground Floor Net Internal Area= 1993 sq ft / 185.1 sq m

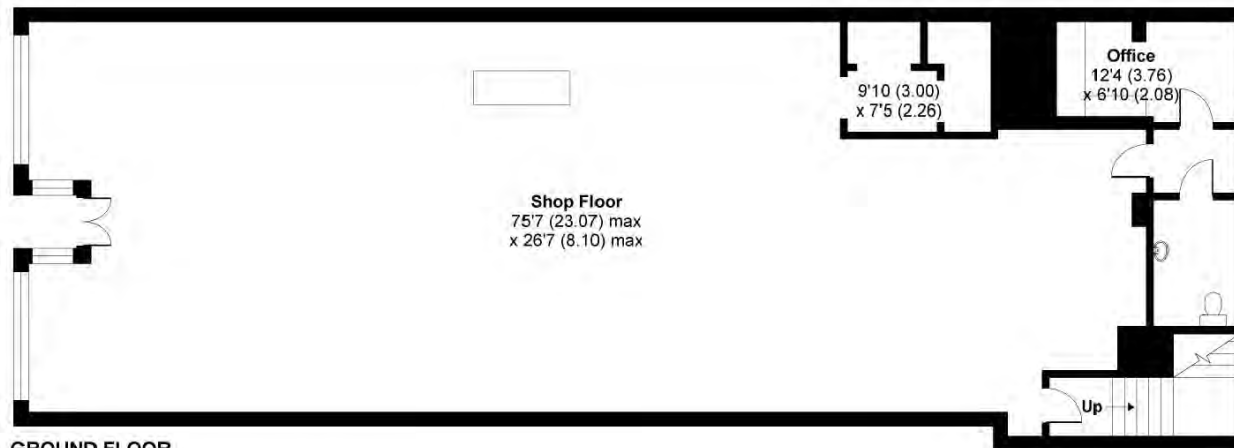
First Floor Net Internal Area = 1706 sq ft / 158.4 sq m

Total Net Internal Area = 3699 sq ft / 343.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2021  
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