



Units 3 & 4 Victoria Court, Victoria Road, Mablethorpe LN12 2AF

Mablethorpe Town Centre

2 Available units each £3600 per annum + VAT

212 & 215 Sq. ft Lock up units

- Unit 3 & 4 Available
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- £3600 per annum each unit + VAT
- Available immediately
- Plus Buildings Insurance

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Summary

Tenure - Leasehold
Size - 212 & 215 Sq. ft
Rent - £3600 per annum each unit
VAT - Applicable
Deposit - 3 months rent
EPC - Commissioned
Business Rates - TBC

Description

Units 3 and 4 are situated on Victoria Court a well appointed retail parade in Mablethorpe, both units mirror each other with an adequate retail frontage and open plan layouts - Units can be let individually or knocked through and combined for a larger retail/ office space.

Location

Mablethorpe 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. It has a population of 12500 including Sutton on Sea (2011 census) 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. Approximately 14 miles to the South is Ingoldmells, home to Butlin's holiday park and Fantasy Island.

Accommodation

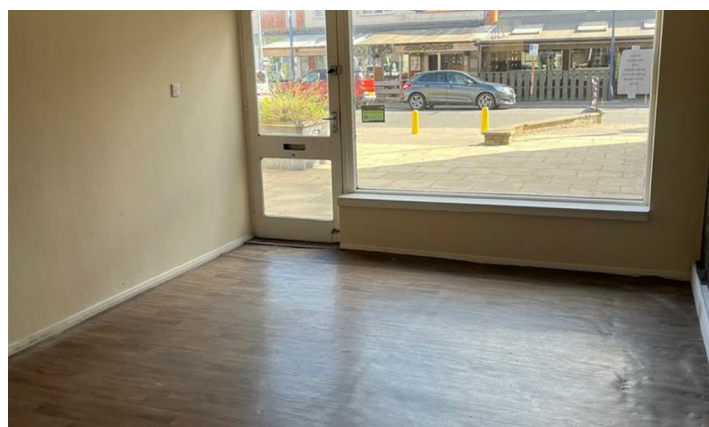
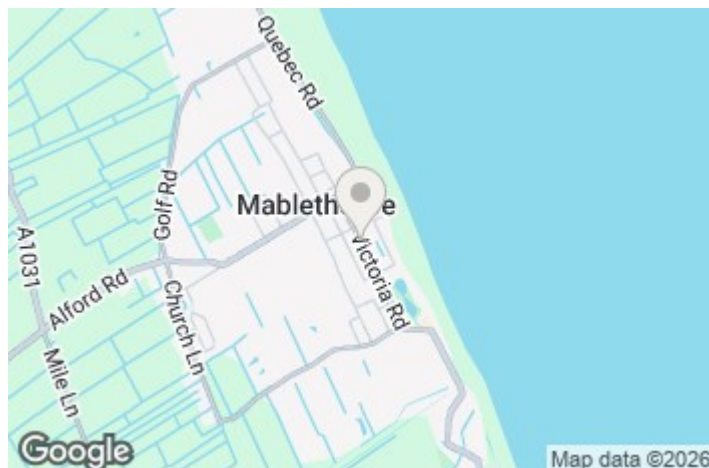
Unit 3 & 4 are both open plan units and measure 212 and 215 sq. ft each shop.

Ideal for a small business start up with low in goings and rent.

Tenants are responsible for all utilities for the units along with any business rates if applicable.

Terms

Offered for let on a new fully repairing and insuring lease - The rent for unit 3 and 4 will be £4,000 plus VAT per annum each. 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



Viewing and Further Information

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