

Fully Modernised Town Centre Music School Available To Let Leasehold on New Lease

42 Lincoln Road | Skegness | Lincolnshire | PE25 2BJ



Fully Modernised Music School Suitable for a Variety of Uses

Accommodation Extending to 160sqm, 1,725sqft Gross, 118.8sqm, 1,280sqft Net

5 Main Teaching Rooms, 2 Allocated Parking Spaces

Viewing Welcomed

To Let Leasehold

£15,000 per annum Subject to Contract

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694

www.poyntons.com

sales@poyntons.com



Location...

The seaside town of Skegness is located on the East Lincolnshire coast, approximately 150 miles to the north of London, 43 miles to the east of Lincoln and has a full time population of over 20,000 residents.

The property is located approximately half a mile inland on busy Lincoln Road, close to the junction with the A52 trunk road.

Accommodation...

The property is located on the ground floor. Under the building are 2 allocated parking spaces.

The property is in a good state of decorative repair, having modern plasterboard finishes, much LED lighting, UPVC double glazed windows, supplied central heating, CCTV and suspended ceilings.

Reception Area.....5.6m x 4.6m, 25.6sqm
Room No. 1.....4.8m x 2.8m, 13.5sqm
Open Office No. 2.....2.7m x 2.6m, 7sqm
Office No. 3.....4.22m x 2.3m, 10.1sqm
Office No. 4.....6.3m x 3.1m, 19.6sqm
Store.....3sqm
WCs
Break Out Area
Kitchenette.....5.6m x 4.6m, 26.2sqm
Percussion Room.....5.6m x 2.9m, 16.7sqm

Tenure...

The property is available by way of a new Full Repairing and Insuring lease with a minimum term of 3 years.

The incoming tenant will be responsible for the landlord's reasonable legal fees with regards to the preparation of the lease up to a maximum of £750 plus VAT.

The tenant will be responsible for a deposit the equivalent of three month's rent.



Outgoings...

The property has a Rateable Value of £5,100.

EPC...

The property has an Energy Performance Asset Rating B48. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent.

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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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