



Unit 4, Tower Point, Ingoldmells, Skegness, PE25 1PG

Seaside retail unit TO LET

Rent - £17,000 per annum + VAT

Size - 1,052 sq ft (97.73 sq m)

- Located within a mixed-use leisure complex
- High volumes of seasonal trade
- Multi use, retail & storage space
- NOT suitable as a Restaurant or Takeaway food outlet.
- Property can be divided to suit operational needs
- Available Immediately

Summary

Available Size - 1,052 sq ft
Rent £17,000 + VAT - per annum
Rateable Value - £9,700
Service Charge - £1.50 per sq ft per annum
VAT - Applicable
Legal Fees - Each party to bear their own costs
EPC Rating - C (54)

Description

Unit 4 is located on the ground floor of Tower point, a purpose built mixed use retail and leisure complex in Ingoldmells, adjacent to Fantasy Island.

The unit itself has great on street visibility and retail frontage making it ideal for retail uses, the property is well positioned and will benefit from local and a vast amount of seasonal trade.

Internally the property is open plan with users welcome to divide the premises up as they see fit for their operations - Staff welfare facilities are located through the rear of the property along with an additional store room.

Location

The property 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 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.

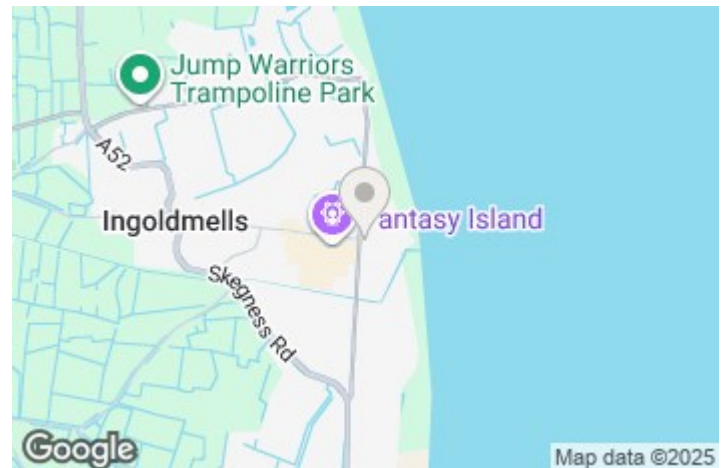
Terms

Offered for let on a new 5 year lease at a passing rent of £17,000 plus vat. 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. A service charge is payable in addition, set at £1.50 per Sq Ft - £1,578 + VAT for the first year

Services

We are advised that all mains' services are connected to the property with the exception of gas. These services have not been inspected or tested by the agent



Viewing and Further Information

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