

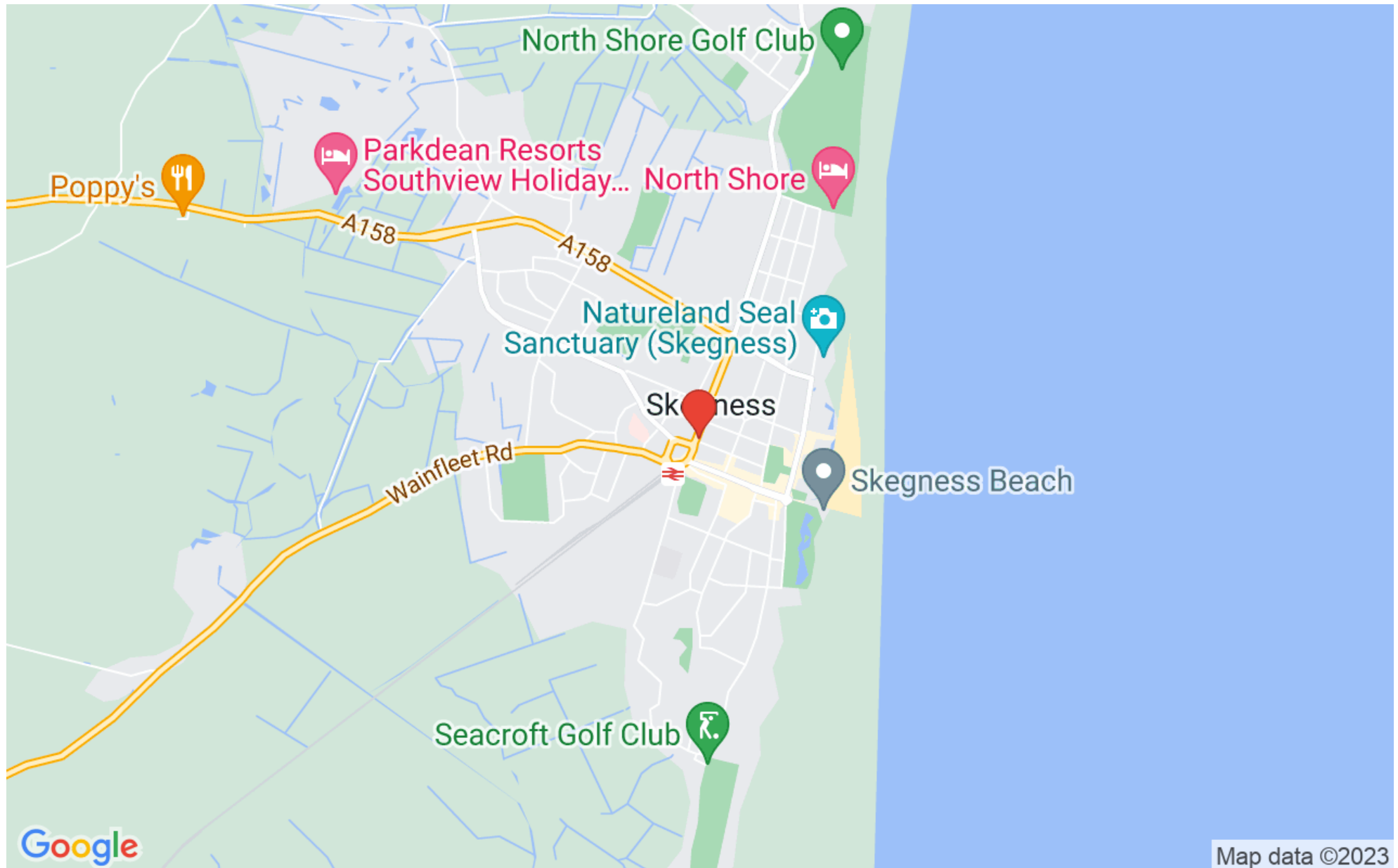


Details

- For Sale
- Freehold
- Due To Retirement
- Fully automated unstaffed coin operated laundrette
- Established location
- Strong Trading Figures
- Modern Equipment
- Freehold Ground Floor Shop
- EPC Rating - 39(B)



Location



Overview

For Sale, Due To retirement Laundry and dry cleaning business.

The Property is situated in a prominent prime location fronting onto Lumley Road with rear shop fronts onto the High Street close to the corner of High Street and within a few 100 yards of the main sea front and South Parade. Lumley Road is the centre of the town and has a mix of local, regional and national retailers, restaurants, banks and amusement arcades. The property is close to the main Hildreds Shopping Centre.

Skegness is a seaside town and civil parish in the East Lindsey District of Lincolnshire. On the Lincolnshire coast of the North Sea, the town is 43 miles (69 km) east of Lincoln and 22 miles (35 km) north-east of Boston. With a population of 19,579 as of 2011, it is the largest settlement in East Lindsey. It also incorporates Winthorpe and Seacroft, and forms a larger built-up area with the resorts of Ingoldmells and Chapel St Leonards to the north.



The town is on the A52 and A158 roads, connecting it with Boston and the East Midlands, and Lincoln respectively. Skegness railway station is on the Nottingham to Skegness (via Grantham) line.

The counties capital Lincoln which is 43 miles to the west of the town. The city had a 2012 population of 94,600. The 2011 census gave the urban area of Lincoln, including North Hykeham and Waddington, a population of 115,000. Roman Lindum Colonia developed from an Iron Age settlement on the river Witham. Landmarks include Lincoln Cathedral – English Gothic architecture, for over 200 years the world's tallest building – and the 11th-century Norman Lincoln Castle. The city hosts the University of Lincoln, Bishop Grosseteste University, Lincoln City FC and Lincoln United Football club.



ACCOMMODATION

The shop has a floor area of 42.76 sqm (460.26 sqft)

PLANNING

The property has an established use as a retail laundry and dry cleaning business.

BUSINESS DETAILS

The business has been established for many years. The owners are looking to retire. The owner will retain the business name and therefore any sale would be subject to the business being rebranded.

SERVICES

All mains services are connected to the property however no services have been tested.

TENURE

The shop is freehold.

RATEABLE VALUE

The property has a rateable value of £7,200 from the 1st April 2023



CEPC

EPC Rating - (39) B

LEGAL COSTS

Each party is responsible for their own legal costs

VAT

The price is exclusive of VAT if applicable

LOCAL AUTHORITY

East Lindsey District Council

The Hub

Mareham Road

Horncastle

Lincolnshire

LN9 6PH

Telephone: 01507 601111

Email: customerservices@e-lindsey.gov.uk

VIEWING

Contact Pygott & Crone Commercial

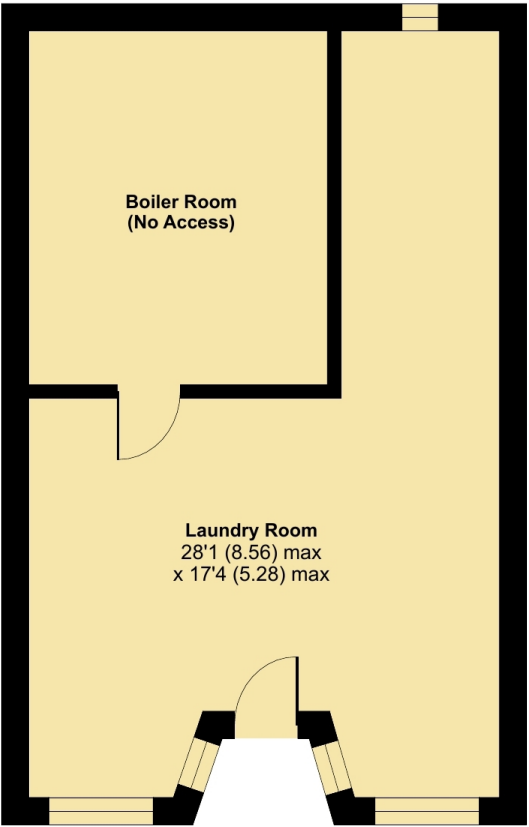
Tel: 01522536777



Roman Bank, Skegness, Lincolnshire, PE25

Approximate Area = 316 sq ft / 29.3 sq m (excludes boiler room)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Pygott & Crone. REF: 977537



Washum & Dry Laundrettes, 128 Roman Bank, Skegness
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939