



Peters, 120-122 Lumley Road  
Skegness, Lincolnshire, PE25 3NA

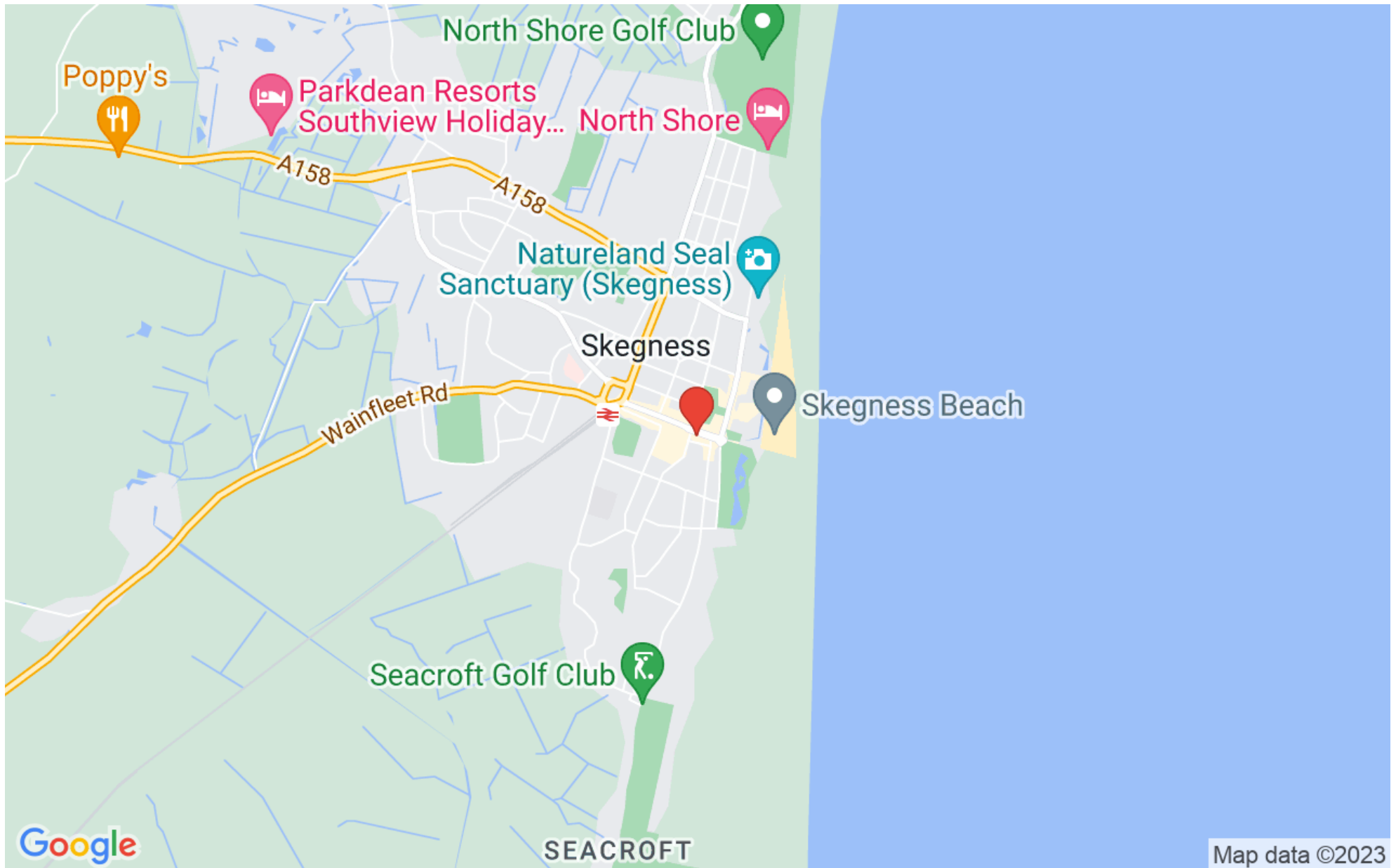
£385,000

## Details

- Prime Retail shop in Town Centre
- Overall Area 3840 sq.ft (356.7 sqm)
- Close to the main sea front
- Basement, GF Shop, First and Second Floor residential
- Rear fenced yard with parking for at least 4 cars
- Suitable for retail & potential food use
- Strong letting potential for investors
- Rateable value £19500
- EPC Rating - B-49



## Location



## Overview

The property comprises a prime retail premises close to the main sea front and fronts onto the main retail area of Lumley Road and is close to the Hildred Centre and the High Street. The property comprises a 4 storey building with basement storage, ground floor retail shop and disused first and second floor former residential accommodation. The property has a rear fenced yard with parking for at least 4 cars.



### Location

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 comprises a basement, ground floor shop and first and second floor former residential accommodation. The property has an overall floor area of 3840 sqft (356.7 sqm)



## PLANNING

The property has an established use as an A1 retail shop. The first and second floor have established use as C3 residential.

## SERVICES

Mains Electricity , water, gas and drainage are connected. No services have been tested.

## TENURE

The property is offered for sale freehold with vacant possession.

## RATEABLE VALUE

The property has a rateable value of £19,500 for the financial year 2023/2024

## Energy Performance Certificate

The property has an EPC rating of B-49 which is valid until December 2033.

## 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

Tel: 01507 601111

E Mail: [customerservices@e-lindsey.gov.uk](mailto:customerservices@e-lindsey.gov.uk)

VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

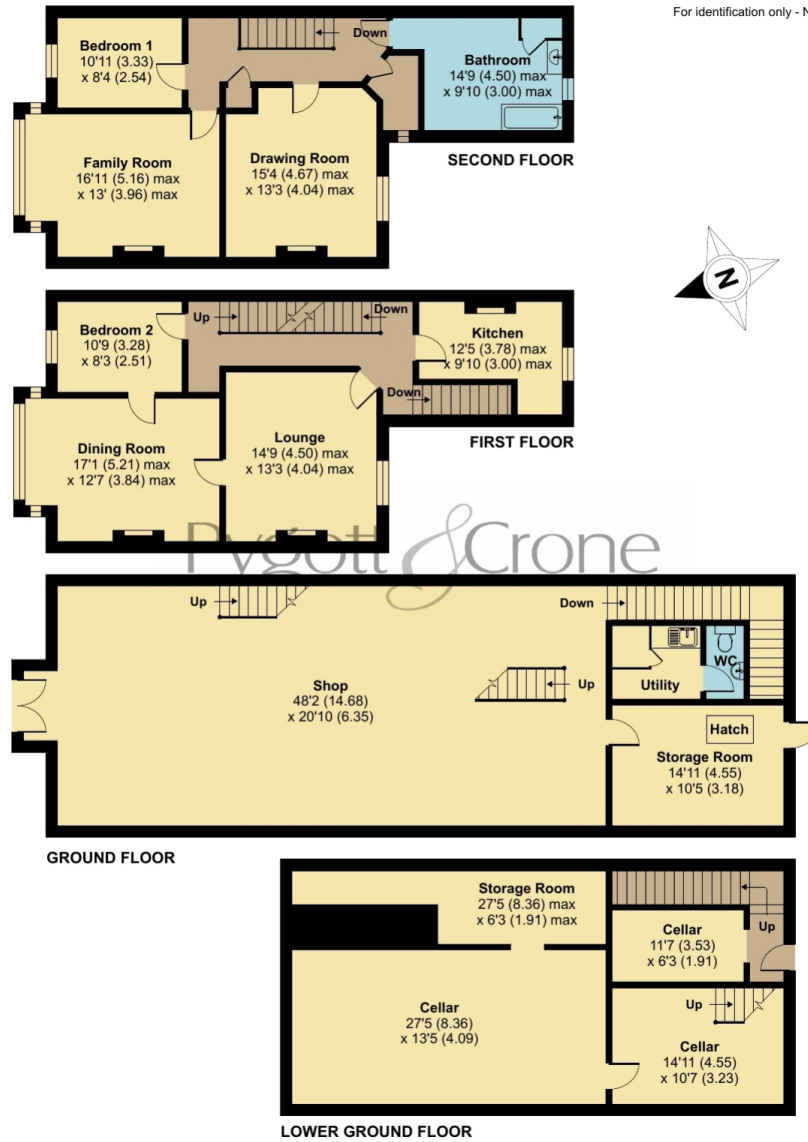
Tel: 01522 536777



# Lumley Road, Skegness, PE25

Approximate Area = 3840 sq ft / 356.7 sq m

For identification only - Not to scale



Pygott & Crone



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Pygott & Crone. REF: 1068146



**Peters, 120-122 Lumley Road, Skegness**  
is marketed through our Commercial office

---

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939