



Shop & Investment Shop , 109/111 Drummond
Road
Skegness, Lincolnshire, PE25 3EP

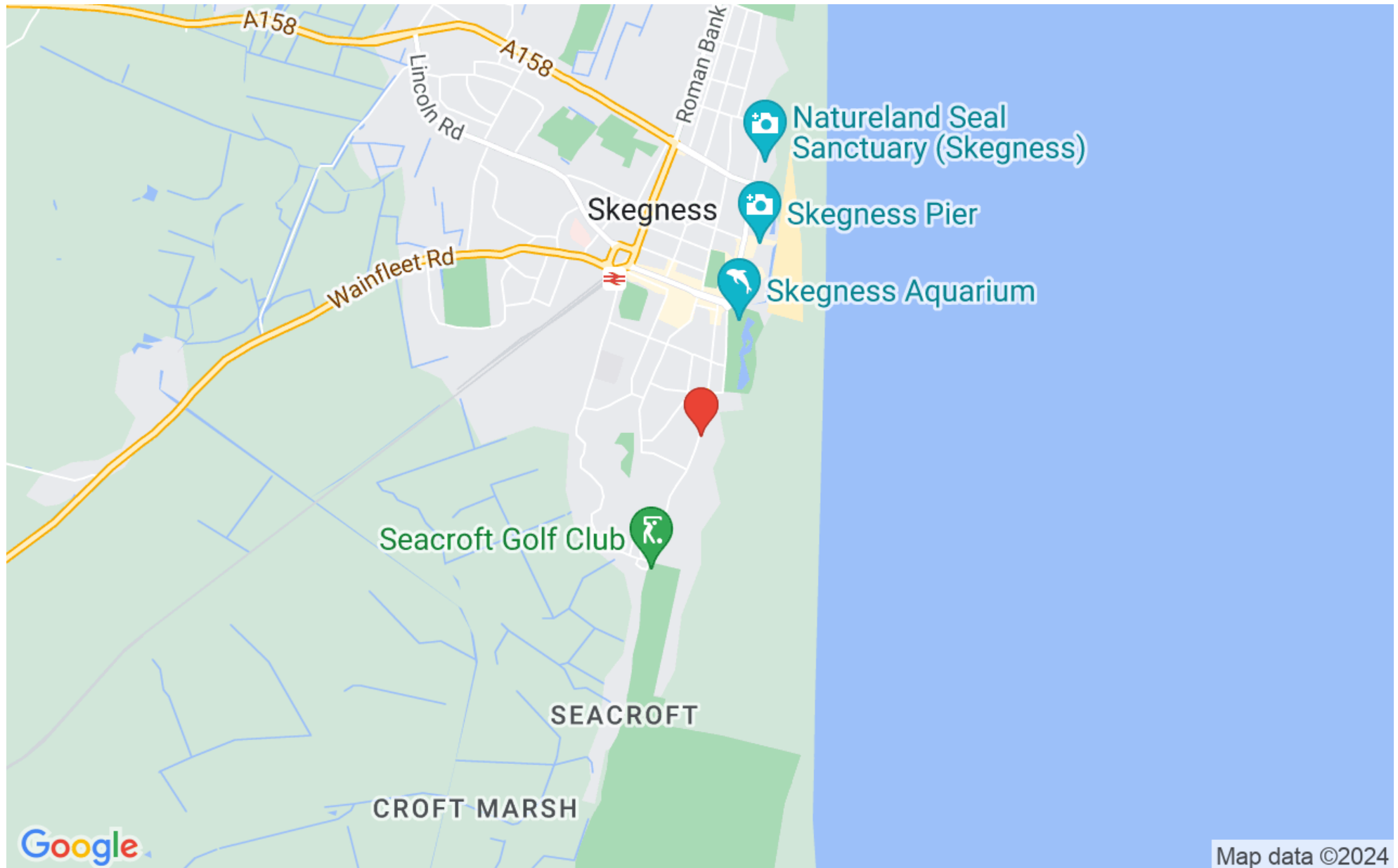
£220,000

Details

- For Sale
- Established Newsagent & General Store
- Ground floor shop with newsagent and store
- Adjoining retail shop lets as an investment
- Rear Store and yard
- First and second floor 3 bed maisonette
- Sale due to retirement
- Good trading figures and potential for expansion
- EPCS B,C, for the shops and E for the maisonette



Location



Overview

An opportunity to acquire this long established newsagent and general store with spacious first and second floor 3 bedroom maisonette. The property also includes a ground floor retail shop let on a commercial lease.



DESCRIPTION

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Location

The property is situated in a popular residential area of the town within 1 mile of the centre and a 1/4 mile from the sea front. 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

109 Ground floor shop = 32 sqm (344.44 sqft)

111 Ground floor shop = 32 sqm (344.44 sqft)

First and second floor maisonette with rear access from the side passage and comprising larger lounge diner, kitchen, bedroom and bathroom

second floor 2 bedrooms

Outside store

PLANNING

The property has established retail A1 use and C3 residential accommodation above

SERVICES

Mains electricity, water, gas and drainage are connected



TENURE

The property is offered freehold with vacant possession to 109 ground floor shop and maisonette. 111 is subject to a lease agreement which expires in November 2024. We understand they wish to renew for a new 5 year lease. They pay a rent of £5220 pax and pay their own services and outgoings.

RATEABLE VALUE

The buildings have the following rateable values and council tax

Shop 109 = £4500

Shop 111 = £4500

Maisonette council tax band A

CEPC

109 shop has an CEPC of B which is valid until the 19th March 2034

111 shop has an CEPC of C which is valid until the 19th March 2034

Maisonette has an EPC of E which is valid until the 19th March 2034

LEGAL COSTS

Each party are responsible for their own legal costs



VAT

The price is expressed 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

VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522 536777



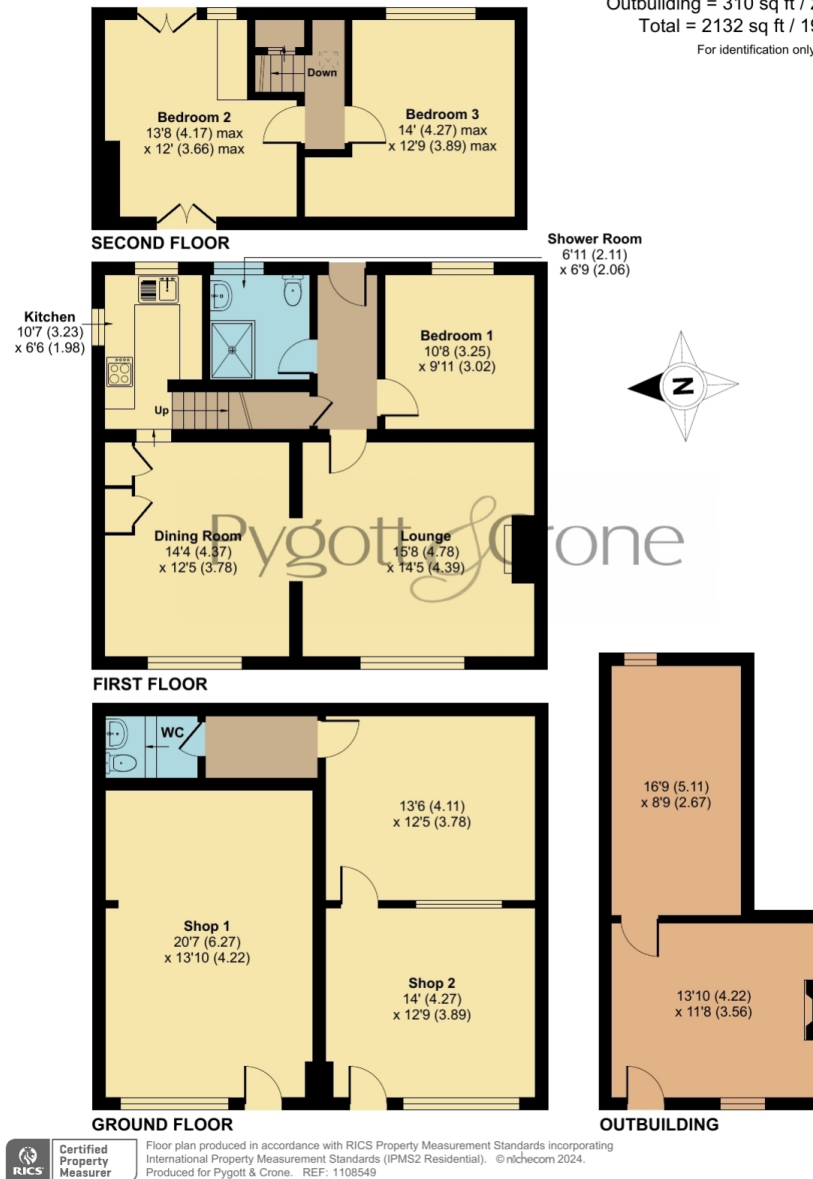
Drummond Road, Skegness, PE25

Approximate Area = 1822 sq ft / 169.2 sq m

Outbuilding = 310 sq ft / 28.7 sq m

Total = 2132 sq ft / 197.9 sq m

For identification only - Not to scale





Shop & Investment Shop , 109/111 Drummond Road, Skegness
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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