



Hairsalon, Barratt Court  
Skegness, Lincolnshire, PE25 2PQ

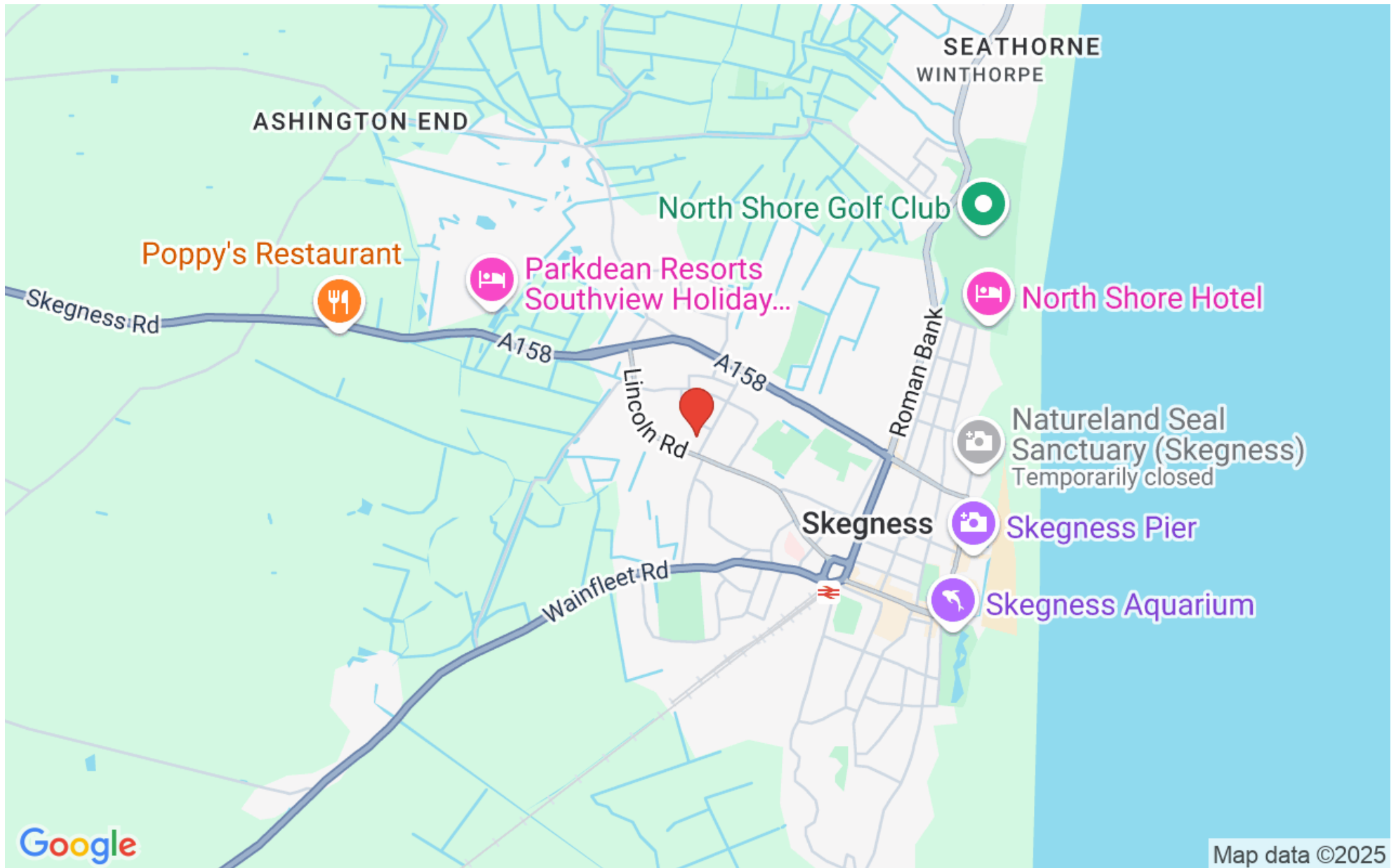
£5,000 pa

## Details

- Hair Salon Unit
- Close to Skegness Town Centre
- 55 sqm (592 sq ft)
- Retail Frontage
- On site client base potential
- Retail Unit within elderly care block
- EPC - tbc



# Location



## Overview

The Property comprises a modern hair salon unit in the seaside resort town of Skegness.



## DESCRIPTION

The Property comprises a modern and self contained retail hair salon unit within the purpose built Barratt Court development.

Barratt Court is a secure 40 apartment purpose built extra care housing scheme, constructed in around 2013 and situated in a residential location, approximately 1 mile from seaside front of Skegness.

The Property has a retail frontage on to Lancaster Avenue, as well as an internal access to the Barratt Court scheme for its onsite residents.

## ACCOMMODATION

The accommodation is fitted to a high standard with prominent retail frontages, tiled floors, suspended ceiling within inset lighting and air conditioning and two wash basins already in situ. The space briefly comprises an open plan salon area, kitchen and WC.



### SERVICES

The Property is connected to mains water and electricity. The spaces is fitted with sub meters and costs are re-charged back to the tenant from the Barratt Court management team.

### TENURE

The Property is available on a new internal repair and insuring lease at an annual rent of £5,000 per annum exclusive.

### BUSINESS RATES

The Property has a rateable value of £3,700.

We expect full rate relief is available under the small business rate relief scheme for qualifying businesses.

### VIEWINGS

Viewings are strictly via the sole agent, Pygott & Crone

36a Silver Street, Lincoln, LN2 1EW

Jamie Thorpe

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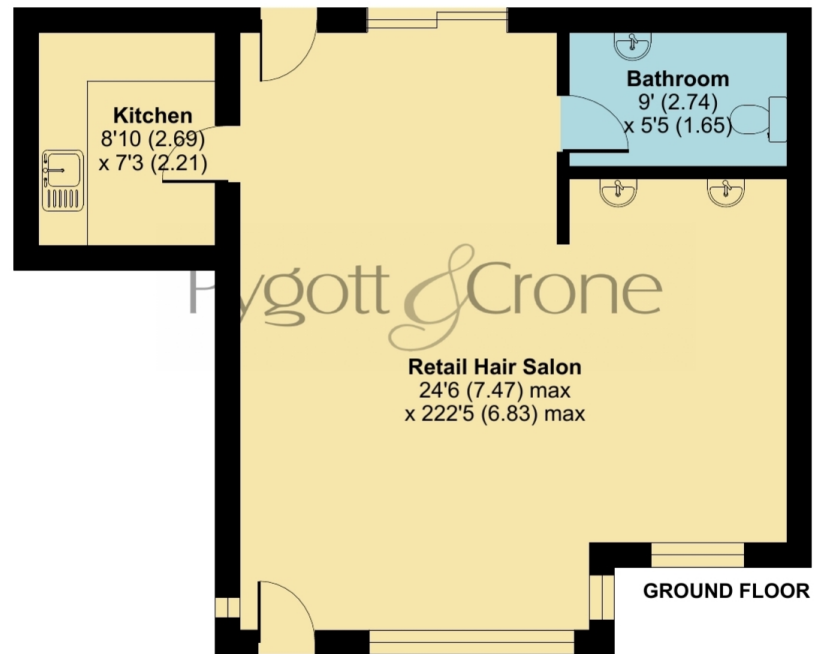
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# Lyndhurst Avenue, Skegness, PE25

Approximate Area = 592 sq ft / 55 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rlcchecom 2024. Produced for Pygott & Crone. REF: 1234236



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Hairsalon, Barratt Court, Skegness  
is marketed through our Commercial office

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