



78a, High Street  
Wainfleet, Skegness, Lincolnshire, PE24 4BH

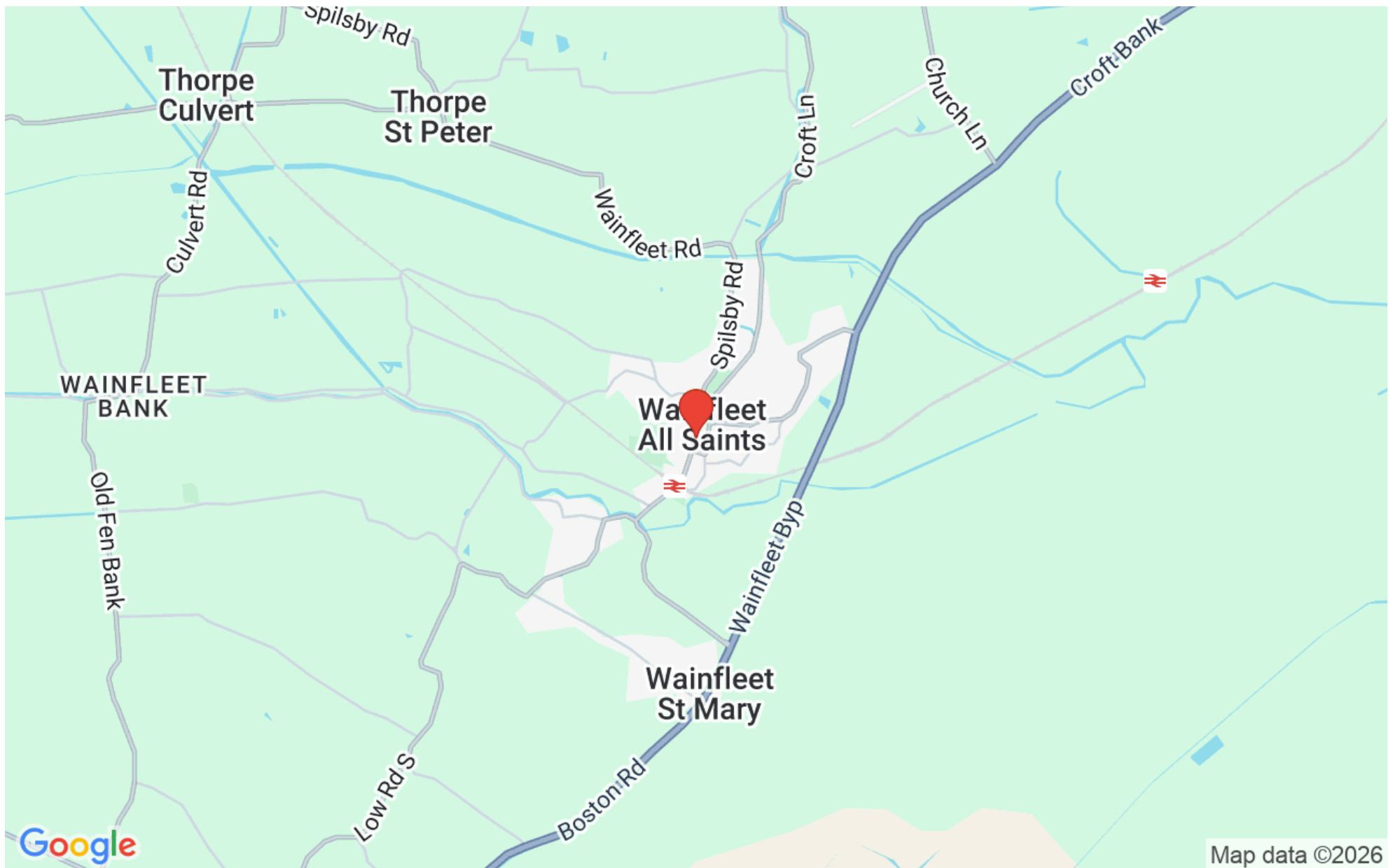
£6,000 pa

## Details

- To Let
- Ground Floor retail shop
- Prime high street position
- Close to the market place
- Basement 132 sqft (12.2 sqm)
- Retail shop 434 sqft (40.3 sqm)
- Garage 168 sqft (15.6 sqm)
- Negotiable lease terms
- CEPC - C



## Location



## Overview

An excellent opportunity to take a lease on this ground floor retail unit which has been used as a hair salon. The property is in a prime high street position within Wainfleet centre and close to the main market place.



### Location

The property fronts onto the high street and is within the town centre in a mixed commercial and residential area close to the marketplace. Wainfleet All Saints is an ancient port, market town and civil parish on the east coast of Lincolnshire, on the A52 road 5 miles (8 km) south-west of Skegness and 14 miles (23 km) north-east of Boston. It stands on two small rivers, the Steeping and Limb (or Lymn), that form Wainfleet Haven. The town is close to the Lincolnshire Wolds. The village of Wainfleet St Mary is to the south. In 2011 the parish had a population of 1604

### ACCOMMODATION

The property is presently a long established hair salon

the accommodation comprises

Ground Floor retail unit = 434 sqft (40.3 sqm)

Basement 132 sqft (12.2 sqm)

Rear WC



## PLANNING

The property has established use as a hair salon which will now fall within planning use class E

## SERVICES

Mains electricity , water and drainage are connected to the property

## TENURE

The property is offered on a new minimum 3 year lease on internal repairing and insuring lease. The tenant is to pay a 3 month rental deposit

## RATEABLE VALUE

The property has a rateable value of £5200

## CEPC

The property has a CEPC rating of C

## LEGAL COSTS

Each party are responsible for their own legal costs

## VAT

The rent is exclusive of VAT if applicable



LOCAL AUTHORITY  
East Lindsey District Council

The Hub

Mareham Road

Horncastle

Lincolnshire

LN9 6PH

Tel 01507 601111

VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

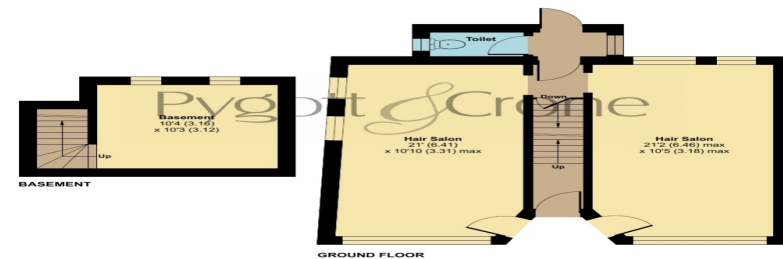
LN2 1EW

Tel 01522 536777



**High Street, Wainfleet, Skegness, PE24**

Basement Net Internal Area = 132 sq ft / 12.2 sq m (excludes toilet)  
Ground Floor Net Internal Area = 434 sq ft / 40.3 sq m  
Total = 566 sq ft / 52.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS3 Commercial). © richcom 2025. Produced for Pygott & Crone. REF: 1415563



**78a, High Street, Wainfleet**  
is marketed through our Commercial office

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36a Silver Street, Lincoln, LN2 1EW

0330 128 0939