



Heather Road, Skegness
PE25 3RS
#10545/2024A

Heather Road

Skegness, PE25 3SR



Agreement

For Sale



Detail

Redevelopment Site, STP



Price

Offers in excess of £750,000



Size

Site Area approx.
0.89 hectares
(2.2 acres)



Location

Skegness
PE25 3SR



Property ID

#10545/2024A

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE
BSc (Hons)
Surveyor

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Property

The Property comprises former confectionary warehouse and offices all within a site of approximately 0.89 hectares (2.2) acres.

Although not currently occupiable due to significant fire damage the existing accommodation includes substantial warehouse and offices occupying approximately 65% overall site coverage, the remainder being principally concrete delivery yard and hardstanding car park. The site is secured by steel palisade fencing to the whole perimeter with a double gated open entrance. There is an additional vehicle entrance to the west side of the property.

The majority of accommodation sits within two wide spanned steel portal frame industrial units which have been joined by a covered corridor section and has a roller shutter door at both east and west elevations.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Warehouse 1	405.20	4,361
Warehouse 2	1,537.20	16,546
Office Mezzanine	256.32	2,729
Warehouse 3	2,005.10	21,582
Mezzanine	131.55	1,416
Ancillary Accommodation	1,682.74	18,113
Total GIA	6,018.11	64,747

Services

We understand that mains services including electricity, gas, water and drainage are all available to the property. Interested parties are advised to make their own investigations to the utility service providers.

Agents Note

The existing property experienced significant fire damage in 2015 and interested parties are advised to make their own investigations and satisfy themselves in this regard.

For the avoidance of doubt the property is to be sold as seen.

Town & Country Planning

The warehouse and premises were originally constructed for the use of production and distribution of confectionary.

We understand the property has not been occupied since 2015 where it was operating under Classes B1 (Business), B2 (General Industrial) and B8 (Storage & Distribution) of the Town & Country Planning Use Classes Order 1987 (as amended 2020).

In the Agent's opinion, the property may be suitable for a variety of alternative uses subject to receipt of any necessary planning permissions.

Interested parties are advised to make their own investigations with East Lindsey District Council Planning Department.

VAT

VAT may be charged in addition to the purchase price at the prevailing rate.

Rates

Charging Authority: East Lindsey District Council
Description: Property in state of disrepair
Rateable value: Not currently rated
UBR: 0.512
Period: 2022-2023

The property was removed from the Rating List on the 22nd July 2015 but previously described as Factory and Premises with a Rateable Value of £100,000.

Tenure

The property is available Freehold with vacant possession on completion.

Method Of Sale

The property is being offered For Sale by way of informal tender, offers are to be submitted by **Friday 21st October 2022 by 12 noon**. Interested parties must submit their offers via post to the offices of Banks Long & Co or via email, no later than 12 noon on the specified date.

Whilst unconditional offers would be preferred, offers made subject to the receipt of Planning Permission would be considered. Please note the Vendors will not be required to accept either the highest or any other offer received.

Price

Offers in excess of £750,000.

Legal Costs

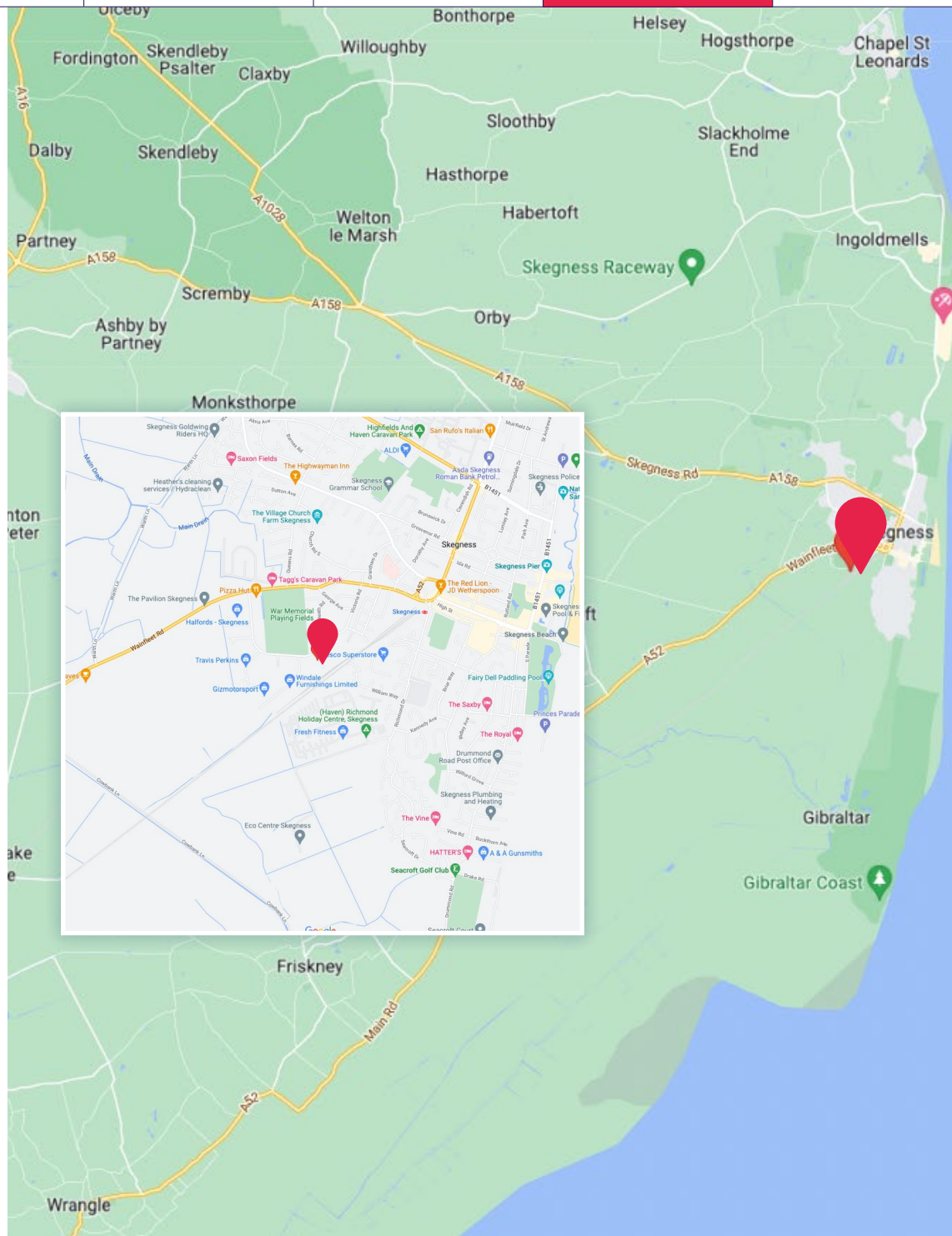
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

Skegness is the principal seaside resort on Lincolnshire's East Coast and has a resident population of circa 18,910 people and a district population of circa 130,000.

The principal access routes to the town are via the A52 from Boston, approximately 22 miles, and A158 to Lincoln, approximately 43 miles.

The property is located on the principal industrial site within the Skegness region.









Vivo Holdings Limited	
Development Site Heather Road Industrial Estate Sleegness PE23 3SR	
Proposal for Refurbishment of Site Site plan - As Proposed	

Building Area	Approximate building sizes		Building GIA (sq.m.)	Building GIA (sq.ft.)
	Length (m)	Width (m)		
A	18.0	16.0	288	3,099
B	24.0	Max. 6.5	108	1,162
C1	18.0	12	216	2,324
C2	40.2	Max. 12.0	350	3,768
D	42.0	22.0	926	9,964
E	Max. 28.25	24.3	649	6,983
F	22	17.0	374	4,024
G	15.6	12.8	200	2,152
H	81.3	5.9	441	4,745
J	42.1	23.0	968	10,416
J Mezz	42.1	9.0	379	4,077
K	30.2	23.0	695	7,478
L	30.5	21.3 to 5.3	405	4,358
Totals			5,999	64,548
Total site area:			102,685 sq.ft.	

