



**Somersby Avenue, Mablethorpe, Lincolnshire
LN12 1HH**

#1221416/20241

SOMERSBY AVENUE

MABLETHORPE, LINCOLNSHIRE, LN12 1HH



Agreement

For Sale



Detail

Former Salvation Army offices suitable for alternative uses, including residential subject to planning



Price

£250,000



Size

197 sq m (2,120 sq ft)



Location

Mablethorpe, LN12 1HH



Property ID

#1221416/2024I

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)
Surveyor

jasper.nilsson@eddisons.com

07929 105395

01522 544515

Property

The premises comprises a detached single storey building, sub-divided internally to provide a kitchen, office, multiple storage rooms, separate WC's and a large commercial space.

The property benefits from multiple entrances, including disabled access, with a double frontage onto both Somersby Avenue and Tennyson Road.

In our opinion the property would be suitable for a variety of different commercial uses under the existing planning permission, including a retail shop and would also be suitable for alternative uses, including conversion into a residential dwelling.

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
Total NIA	197	2,120

Energy Performance Certificate

Rating: To be re-assessed

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

In our view the property would also be suitable for a variety of alternative uses, including residential conversion, subject to the receipt of planning permission.

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority:	Mablethorpe & Sutton Town Council
Description:	Shop and Premises
Rateable value:	To be confirmed
UBR:	0.546
Period:	2024-2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

Freehold available with Vacant Possession on Completion.

Price

£250,000 for the Freehold Interest.

VAT

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

Legal Costs

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

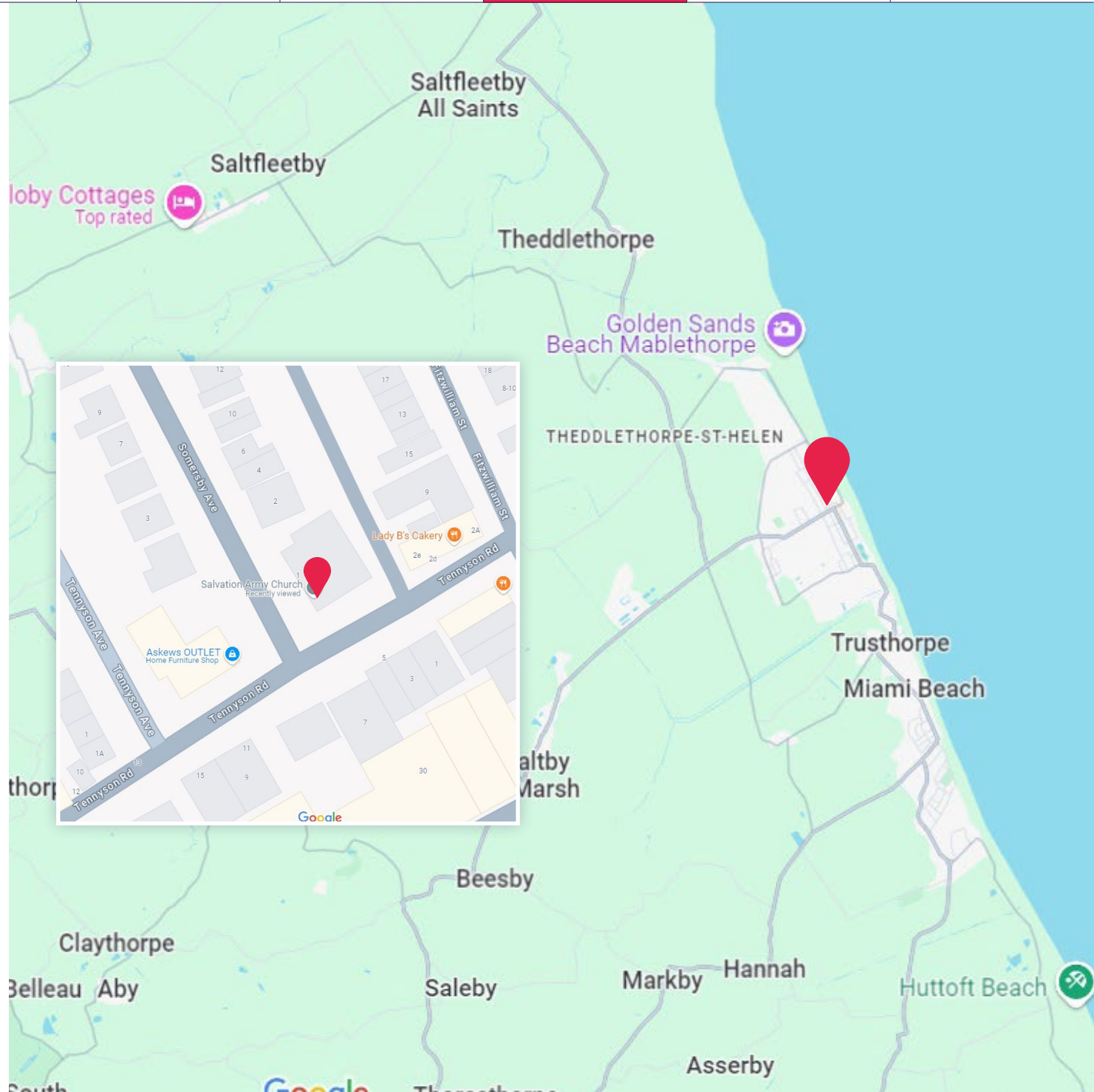
Location

Mablethorpe is a popular coastal resort in East Lincolnshire, located between the larger resorts of Skegness (13 miles to the south) and Cleethorpes (20 miles to the north).

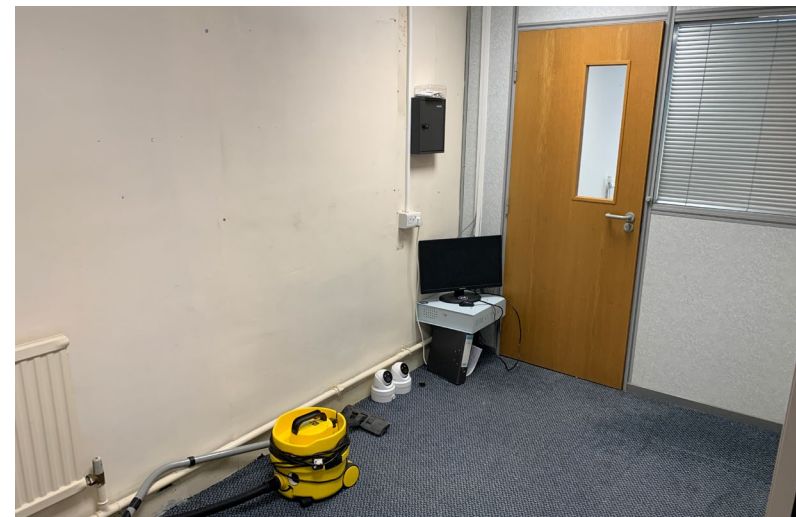
The town benefits from a Blue Flag award winning beach alongside a seal sanctuary, aqua park and high quality leisure provision.

Mablethorpe's attractions have encouraged a vibrant local staycation market, with over ten established caravan parks located in the town, alongside a number of guest houses, chalet providers and campsites.

Notably, Mablethorpe is home to Haven's Golden Sands resort; one of the company's largest UK holiday park locations which was fully refurbished in 2020 to benefit from the boom in UK-based holiday making.







The Salvation Army, Somersby Avenue, Mablethorpe, LN12 1HH

