



Unit A, 84-88 Lumley Road, Skegness
PE25 3ND

#1224568/2025A

UNIT A, 84-88 LUMLEY ROAD

SKEGNESS, PE25 3ND



Agreement

To Let



Detail

Retail unit in prime location in popular resort town



Rent

£25,000 pax



Size

GF - 72.90 sq m (785 sq ft)
FF - 62.50 sq m (673 sq ft)
Total - 135.40 sq m (1,457 sq ft)



Location

Skegness, PE25 3ND



Property ID

#1224568/2025A

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a retail unit laid out over ground and first floors, with a full width glazed frontage to Lumley Road, the prime retailing pitch in the popular Lincolnshire East Coast resort of Skegness.

The property is of brick and block construction with rendered elevations, under a pitched tiled roof.

Internally, the shop is fitted out for retail purposes and is currently in use as a ladies clothes shop.

To the rear, there is a communal access shared with the retail units on either side, providing rear servicing for bin storage.

The property represents a rare opportunity to secure representation within a unit of this size in a prime location within the town centre.

Accommodation

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

Area	m ²	ft ²
Ground Floor	72.90	785
First Floor	62.50	673
Total NIA	135.40	1,457

Energy Performance Certificate

New EPC in process of preparation.

Services

We understand that mains services are available and connected to the property. These have not been tested and are not warranted to be in working order. 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 (amended 2020).

Following changes to the Use Classes Order that came into effect on the 1st September 2020, Class E now encompasses a number of former uses including A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafes), B1 (Business) and D1 (Non Residential Institutions) and D2 (Assembly & Leisure).

The property is not Listed, nor is it located within a Conservation Area.

Rates

Charging Authority:	East Lindsey District Council
Description:	Shop and Premises
Rateable value:	£17,750
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

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£25,000 per annum exclusive payable quarterly in advance

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

The ingoing party will be responsible for the Landlords' reasonable legal costs.

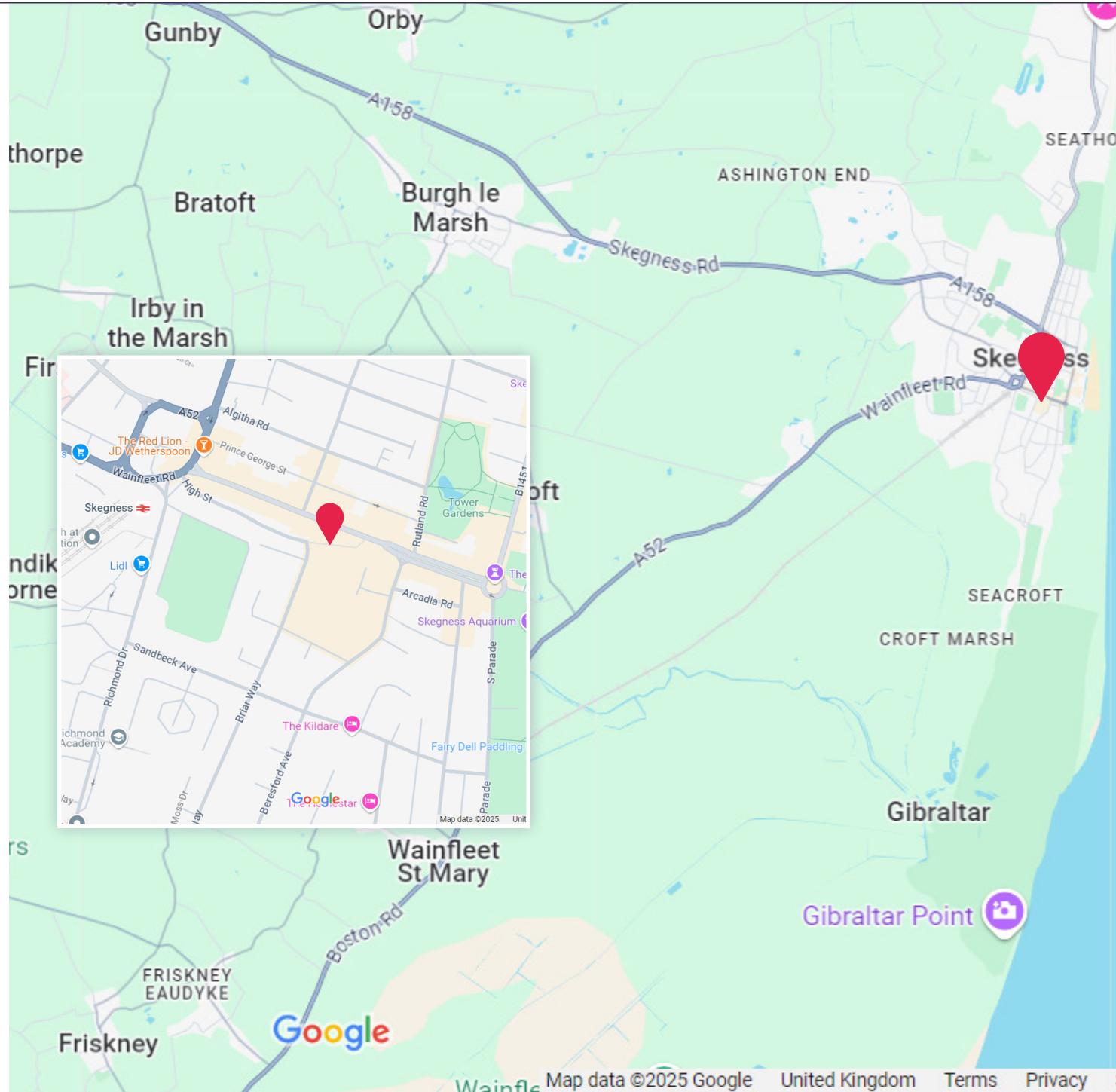
Location

The property occupies a prominent location on the southern side of Lumley Road, the prime retailing pitch in the popular Lincolnshire East Coast resort of Skegness.

Skegness is the largest and busiest of the resorts located on Lincolnshire's East Coast with a resident population of circa 20,000, which increases significantly during the busy summer months from the influx of holidaymakers to the town and surrounding area. Prior to Covid-19, the town was regularly attracting over 4 million visitors a year, generating close to £500 million for the local economy.

The large resort at Ingoldmells is situated approximately 5 miles to the north, which is the location of some of the largest static caravan parks in Europe. Other nearby resorts from which the town draws visitors include Sutton-on-Sea, Chapel St Leonards and Mablethorpe. The much larger town of Grimsby is situated approximately 25 miles to the north, Lincoln is approximately 50 miles to the west and Boston approximately 30 miles to the south west.

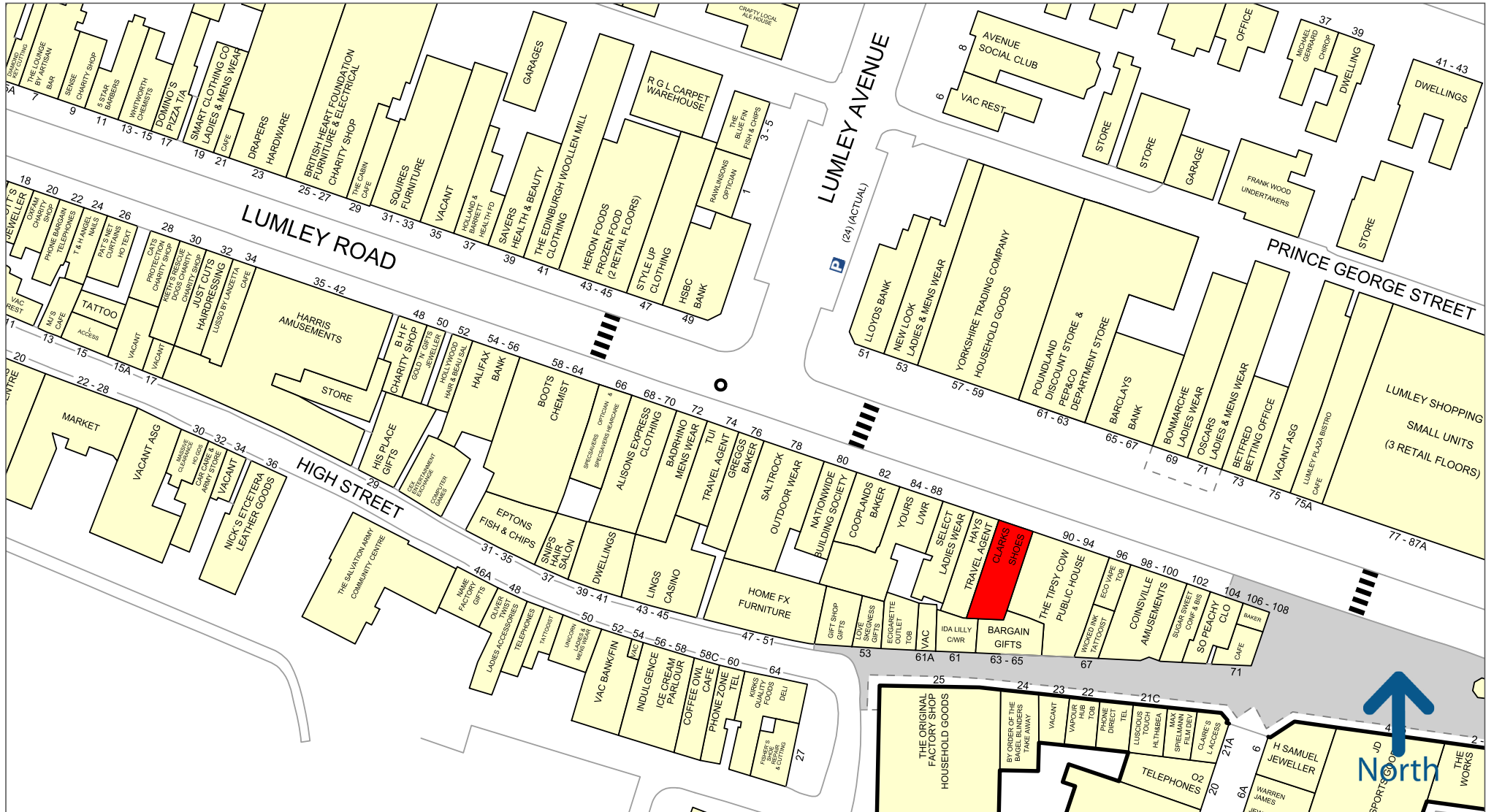
The character of the surrounding area is very much retail in nature, with a large number of national multiple retailers occupying nearby premises. These include Boots, Specsavers, Greggs, Poundland, WHSmith, Trespass, Savers, Heron and Holland & Barrett. The covered shopping centre in the town is known as the Hildreds Centre, which is situated a short walk to the east and retailers within the Centre include Sports Direct and Home Bargains.





Google





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Created By: Barker Storey Matthews

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