



**Unit C, 84-88 Lumley Road  
Skegness, PE25 3ND**

#2599-A/2022C

# UNIT C, 84-88 LUMLEY ROAD

SKEGNESS, PE25 3ND



Agreement

To Let



Detail

Retail Unit in Prime  
Location in popular resort  
town



Rent

£30,000 pax



Size

183.14 sq m (1,971 sq ft)



Location

Skegness, PE25 3ND



Property ID

#2599-A/2022C

**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 the storage of bins.

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

**EPC: New EPC in process of preparation**

## 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 <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	107.80	1,160
First Floor Ancillary	75.34	811
Ground Floor ITZA	69.40	747
<b>Total NIA</b>	<b>183.14</b>	<b>1,971</b>

## Services

We understand that all mains services 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 (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 and nor is it located within a Conservation Area.

## Rates

**Charging Authority:** East Lindsey District Council  
**Description:** Shop and Premises  
**Rateable value:** £27,750  
**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 an effective Full Repairing and Insuring lease, for a term to be agreed.

## Rent

**£30,000 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 Landlord's reasonable legal costs.

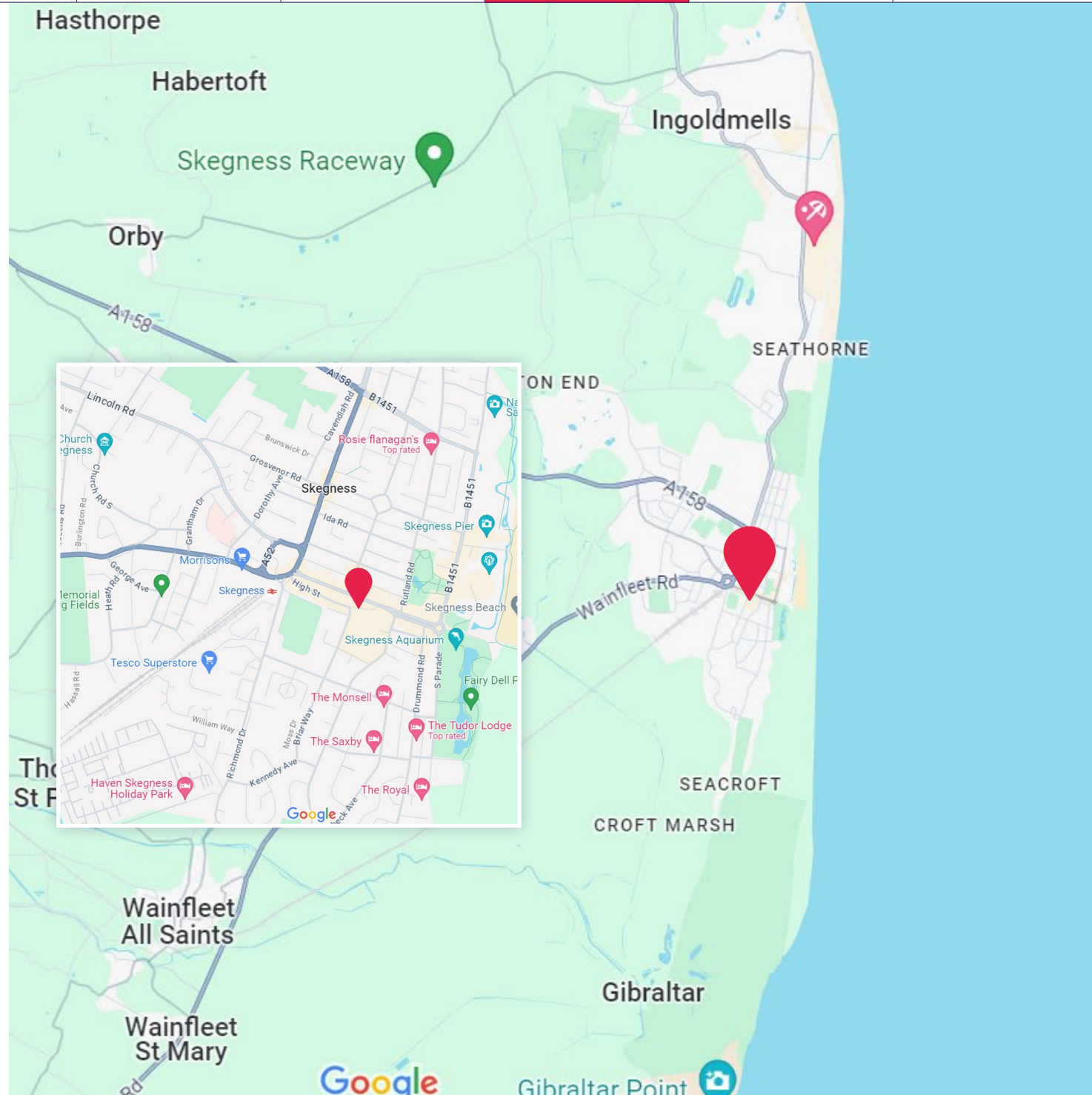
## Location

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, having a resident population of circa 200,000, increasing significantly during the busy Summer months from the influx of holiday makers into the town and surrounding area. Prior to Covid 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 located 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 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, Poundland, WH Smith, Trespas, Savers, Heron and Holland & Barratt. 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.

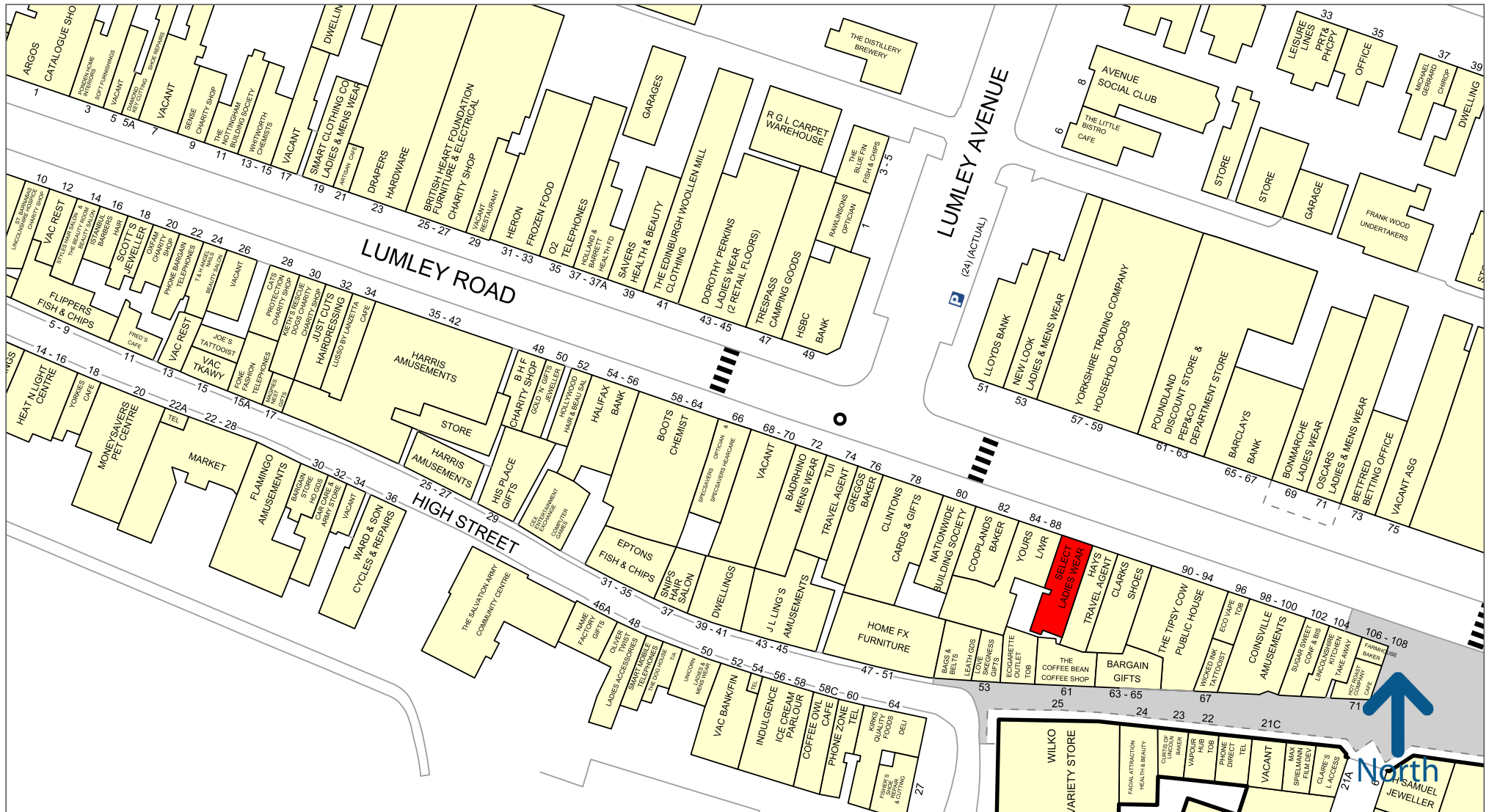








Skegness



Experian Goad Plan Created: 21/03/2022

Created By: Banks Long



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