

# For Sale



## Skegness

52-54 High Street, PE25 3NW

Total Area: 3,179 sq ft (295 sq m)

Price: OIRO £195,000

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**Location & Description:**

- **Total NIA approx. 3,179 sq ft / 295 sq m.**
- **Mid-terraced three storey building, with an adjoining self-contained kiosk.**
- **Roller shutter door provides access from the rear of the building.**
- **Subject premises are located on the busy High Street in Skegness.**
- **Potential to convert the upper floors to residential, subject to planning (buyer to undertake their own checks).**

**Demise:**

Ground Floor Kiosk	85 sq ft (7.9 sq m)
Ground Floor Shop	1,051 sq ft (97.7 sq m)
Ground Floor Ancillary	532 sq ft (49.3 sq m)
First Floor Ancillary	1,075 sq ft (99.9 sq m)
Second Floor Ancillary	436 sq ft (40.5 sq m)

**Price:**

Offers in the region of £195,000.

**Tenure:**

Freehold.

**EPC:**

Energy Performance Rating Assessment – C.

**Legal and Professional Fees:**

Each party to pay their own.

**Rating Assessment:**

Rateable Value (April 2023) – £24,450.

Interested parties are advised to contact East Lindsey District Council for the exact amount of rates payable.

**VAT:**

We are informed the property is VAT elected.

**Date Prepared:**

June 2025

**MONEY LAUNDERING REGULATIONS** In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

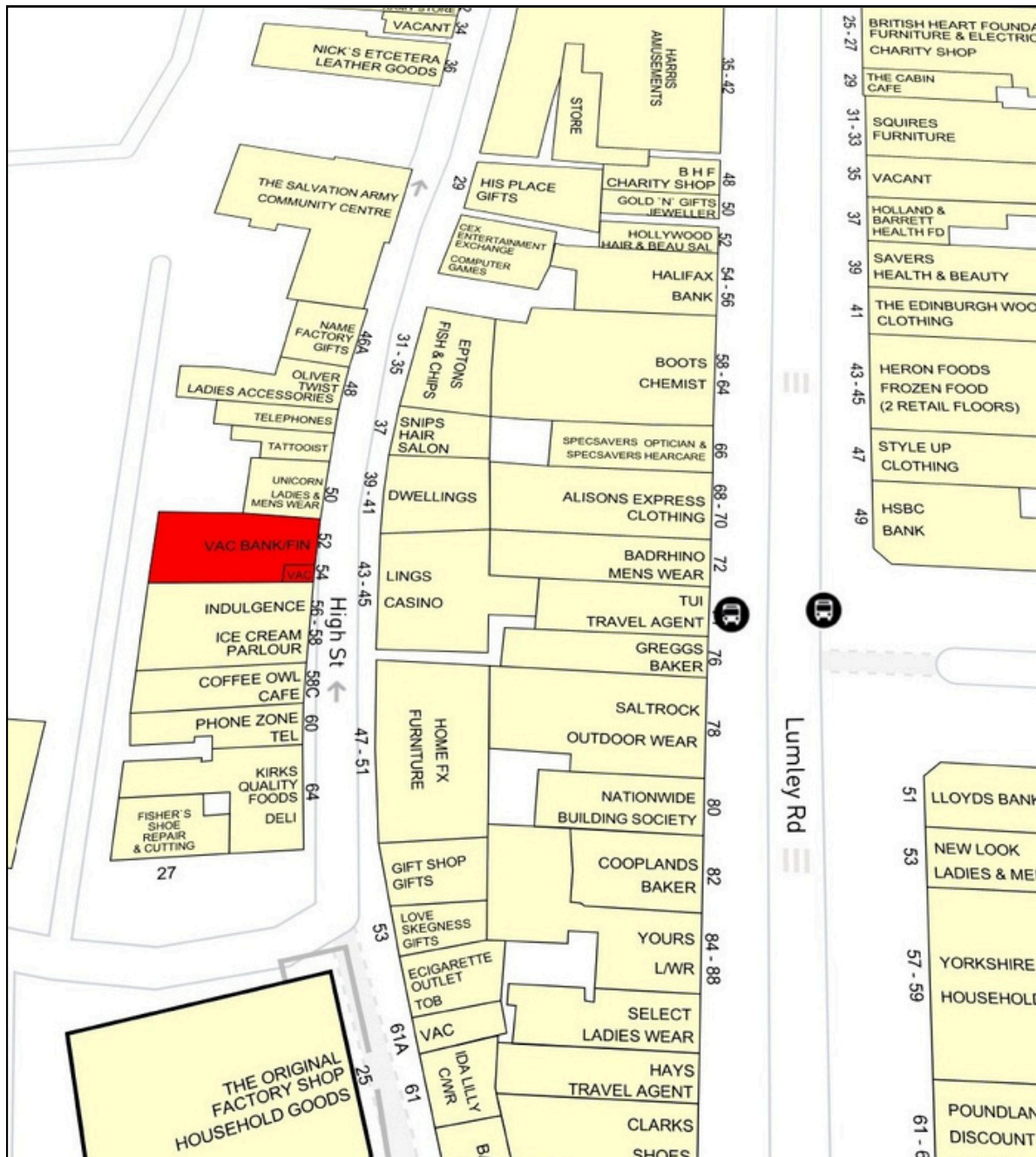
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