



HIGH STREET PROPERTY / CLASS A1

LAST REMAINING UNIT 1 Sea Lane, Ingoldmells PE25 1SY



Rent: On application

Ground Floor Area

1,250 Sq ft / 116 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

James Lamming

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Location:

Ingoldmells is a coastal village 3 miles North of Skegness and 7 miles South of Mablethorpe.

The area is dominated by caravan holiday parks, however branded retail is limited to Tesco Express.

Heron Foods and Poundland occupy Units 2 and 3. Unit 1 remains. Servicing is to the rear via a shared service yard.

Demise:	Sq Ft	Sq M
Ground Floor	1250	116.13

Rent:

Upon application.

Tenure:

A new effectively full repairing and insuring lease for a term of years to be agreed.

Business Rates:

The 2017 rateable value is to be confirmed following reassessment.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

EPC:

Energy Performance Asset Rating - C

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2020

Subject to Contract

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