

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

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

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

Date Prepared:

February 2020

Subject to Contract

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:

Ground Floor

Sq Ft

1250

Sq M

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 property attracts a rateable value of £11,500. For further information please visit Gov.uk or contact the local rating authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

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.

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