

29 LUMLEY ROAD
SKEGNESS
LINCS, PE25 3LL



A RARE OPPORTUNITY TO PURCHASE A FREEHOLD
VACANT PROPERTY IN LUMLEY ROAD SUITED TO
ITS PREVIOUS USER OR CHANGE OF USE
(subject to necessary consents)

- FORMER RESTAURANT
- PRIME TOWN CENTRE LOCATION
- FREEHOLD. VACANT POSSESSION
- LIVING ACOMMODATION
- EPC RATING C

PRICE: £185,000

TURNER
EVANS
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LIMITED
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T 01522 511665 F 511830

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6 Cornmarket LN11 9PY
T 01507 601633 F 603917

Also
1 Queen Street LN11 9AU
T 01507 602264 F 600036

MABLETHORPE
16b Victoria Road LN12 2AQ
T 01507 473476 F 479852

SKEGNESS
32 Roman Bank PE25 2SL
T 01754 766061 F 610382

SPILSBY
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T 01790 752151 F 754537

SUTTON ON SEA
2 Evergreen Walk
High Street LN12 2SW
T 01507 441166 F 443481

WOODHALL SPA
10 The Broadway LN10 6ST
T 01526 354111 F 354222

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Registered in England 03710262

LOCATION

Skegness is a major seaside resort on the Lincolnshire Coast sited some 40 miles from Lincoln, offering traditional holiday amenities.

Lumley Road forms the main retail and trading thoroughfare leading to the beach and promenade with the subject premises occupying a prime trading position immediately adjoining Heron Frozen Foods and the British Heart Foundation and being in close proximity to Holland & Barrett, Boots, Dorothy Perkins, Specsavers, Edinburgh Woollen Mill, Halifax and HSBC.

TENURE

Freehold with vacant possession available.

ASSESSMENTS

Rateable Value:- £18,000

Business Rates Payable 2019/2020:- £8,838.00

Charging Authority:- East Lindsey District Council

SERVICES

All mains services are understood to be available. Gas central heating to ground floor and second floor. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Hunters Turner Evans Stevens office in Skegness and accompanied by their personnel.

JOINT AGENTS

Levy Real Estate, Nutfield House, 41/46 Piccadilly, LONDON W1J 0DS,
(ref: Tors Hayward) Tel: 020 7747 0154

ACCOMMODATION

GROUND FLOOR

Front Entrance to RESTAURANT/DINING/SERVERY; 12.03m depth x 4.51m width

CENTRE ROOM; 3.47m x 3.27m

KITCHEN; 4.51m x 3.93m (not fitted)

STORE/FREEZER ROOM; 4.64m x 4.31m

FIRST FLOOR

Staircase off CENTRE ROOM

GENTS & LADIES W.C

FRONT ROOM; 4.72m x 4.30m

MIDDLE ROOM; 4.67m x 3.85m

REAR ROOM; 3.35m x 2.65m

SECOND FLOOR

Staircase to LANDING

FRONT ROOM; 4.36m x 3.51m

REAR ROOM; 3.85m x 2.60m

SHOWER ROOM

OUTSIDE

Rear pedestrian access from rear service road, Prince George Street.

Energy Performance Certificate

Non-Domestic Building

 HM Government

29, Lumley Road
SKEGNESS
PE25 3LL

Certificate Reference Number:
9619-3000-0288-0690-4421

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

..... Net zero CO₂ emissions

70

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	213
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	107.63
Primary energy use (kWh/m ² per year):	626.92

Benchmarks

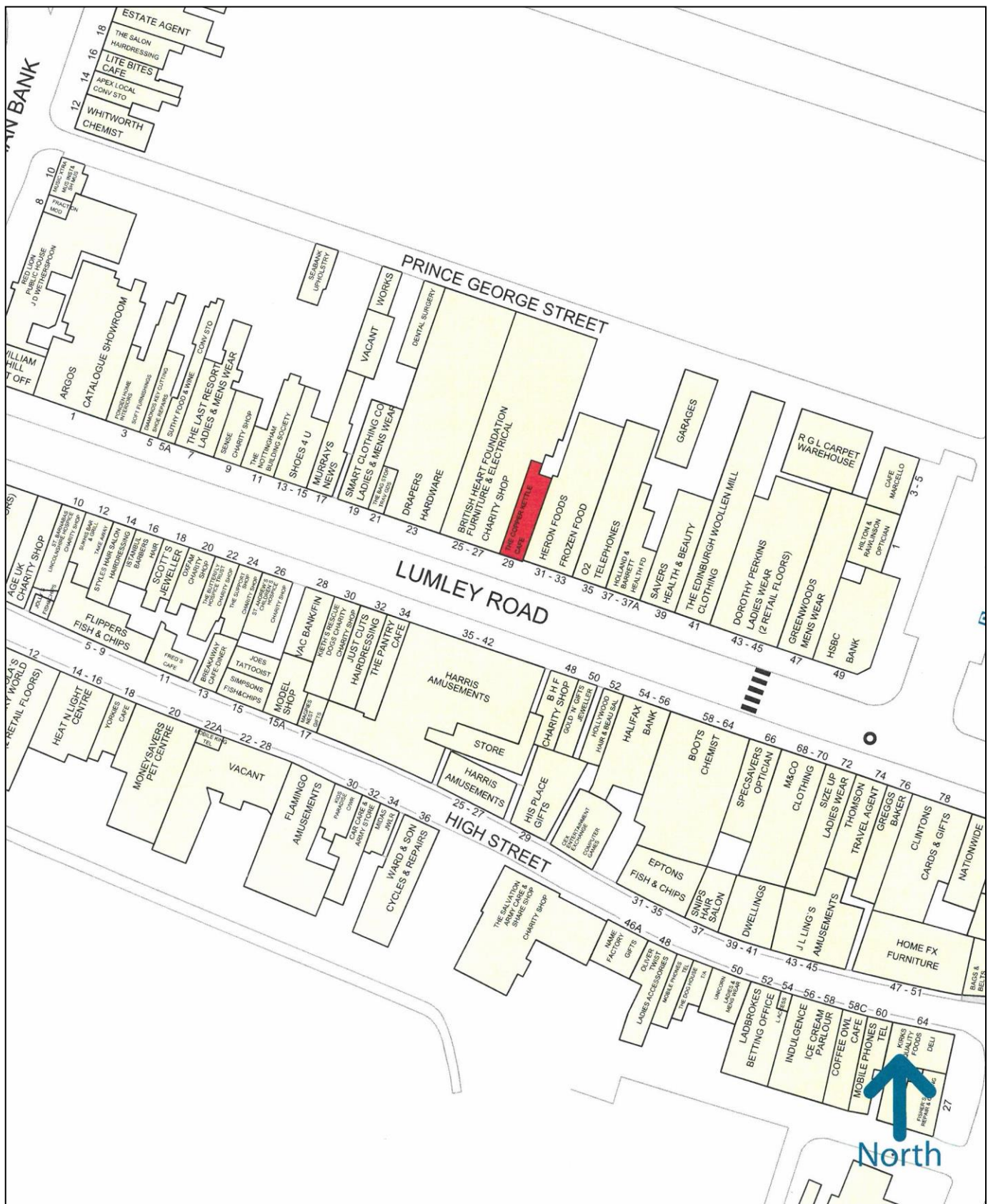
Buildings similar to this one could have ratings as follows:

29

If newly built

84

If typical of the existing stock



MEASUREMENTS are approximate with the metric conversation shown in brackets, taken wall to wall unless otherwise indicated. INTERNET All our properties are advertised on our website at www.rightmove.co.uk. We can also be contacted by e-mail, see our website, but for a more personal service, please call in our telephone our offices. DISCLAIMER Notice is hereby given that these particulars are set out for the guidance of proposed purchasers, and although due care is taken in their preparation and they are believed to be correct, proposed purchasers must not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. These particulars are issued on the understanding that all negotiations are carried out through the agents Turner Evans Stevens but they do not constitute an offer or contract. Any price quoted in these particulars is subject to contract. No person employed by Turner Evans Stevens Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

