

# TRADE COUNTER OPPORTUNITY

Unit 9, Skegness Trade Park, Holly Road, Skegness PE25 3AX



## RENT!

**£15,000  
PER ANNUM**



### BRAND NEW TRADE COUNTER / INDUSTRIAL UNIT LOCATED ON A THRIVING TRADE ESTATE

- 132 sq m (1,420 sq ft) with dedicated parking available
- Excellent location adjoining the A52 main arterial route
- Established operators include Screwfix, Travis Perkins, Howdens, PTS & Jewson

#### Location:

Skegness is one of the main coastal resorts on the East Coast approximately 40 miles to the south-east of Grimsby and Lincoln respectively.

The town has a summer tourist catchment along with Ingoldmells in the region of 1.2 million residents and a permanent population of just under 20,000.

The development is located on the A52 trunk road on the outskirts of Skegness within the Wainfleet Industrial Estate. The estate adjoins Skegness Retail Park.

Other occupiers in the vicinity include Currys, B&Q, Halfords, Pizza Hut, Carpetright and Jewson. The site itself immediately neighbours Micronclean and PTS Plumbing Trade Supplies.

#### Description:

The unit is of modern steel portal frame construction comprising areas of horizontal micro-rib cladding and vertical box profile sheet cladding.

The internal shell specification provides clear span accommodation with a minimum eaves height of 6m.

The new build development is available for immediate occupation.

The unit benefits from dedicated parking.

#### Size:

132 sq m (1,420 sq ft)

#### Rent:

£15,000 per annum

#### Service Charge:

The estate is subject to a service charge to cover the upkeep, maintenance and repair of any common parts of the property.

#### Planning:

The property has planning consent for B1 light industrial use.

#### Rates:

The properties will have a new rating assessment by the Valuation Office.

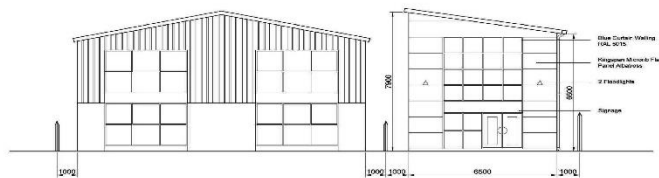
#### VAT:

Vat is applicable to the rent.

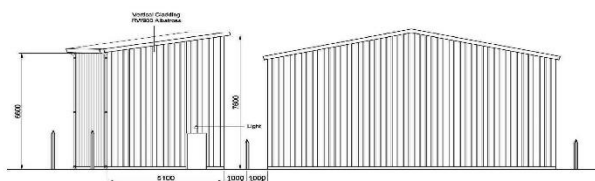
**Interested? Contact Robert Maxey 0115 979 3496 [rmaxey@heb.co.uk](mailto:rmaxey@heb.co.uk)  
OR Will Torr 0115 979 3491 [wtorr@heb.co.uk](mailto:wtorr@heb.co.uk)**

**0115 950 6611**

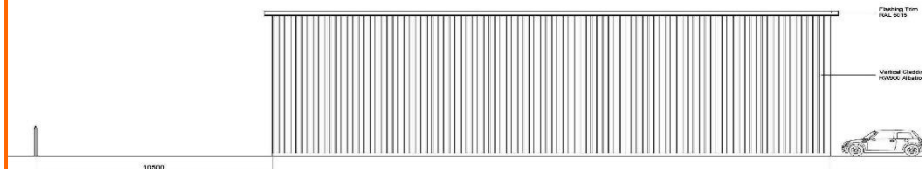
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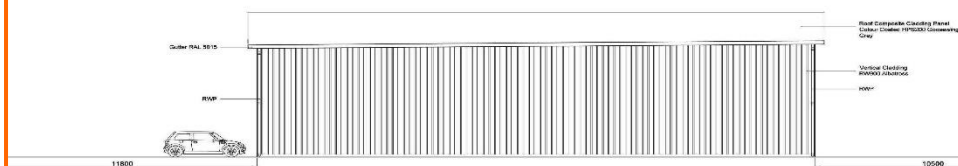
East Elevation



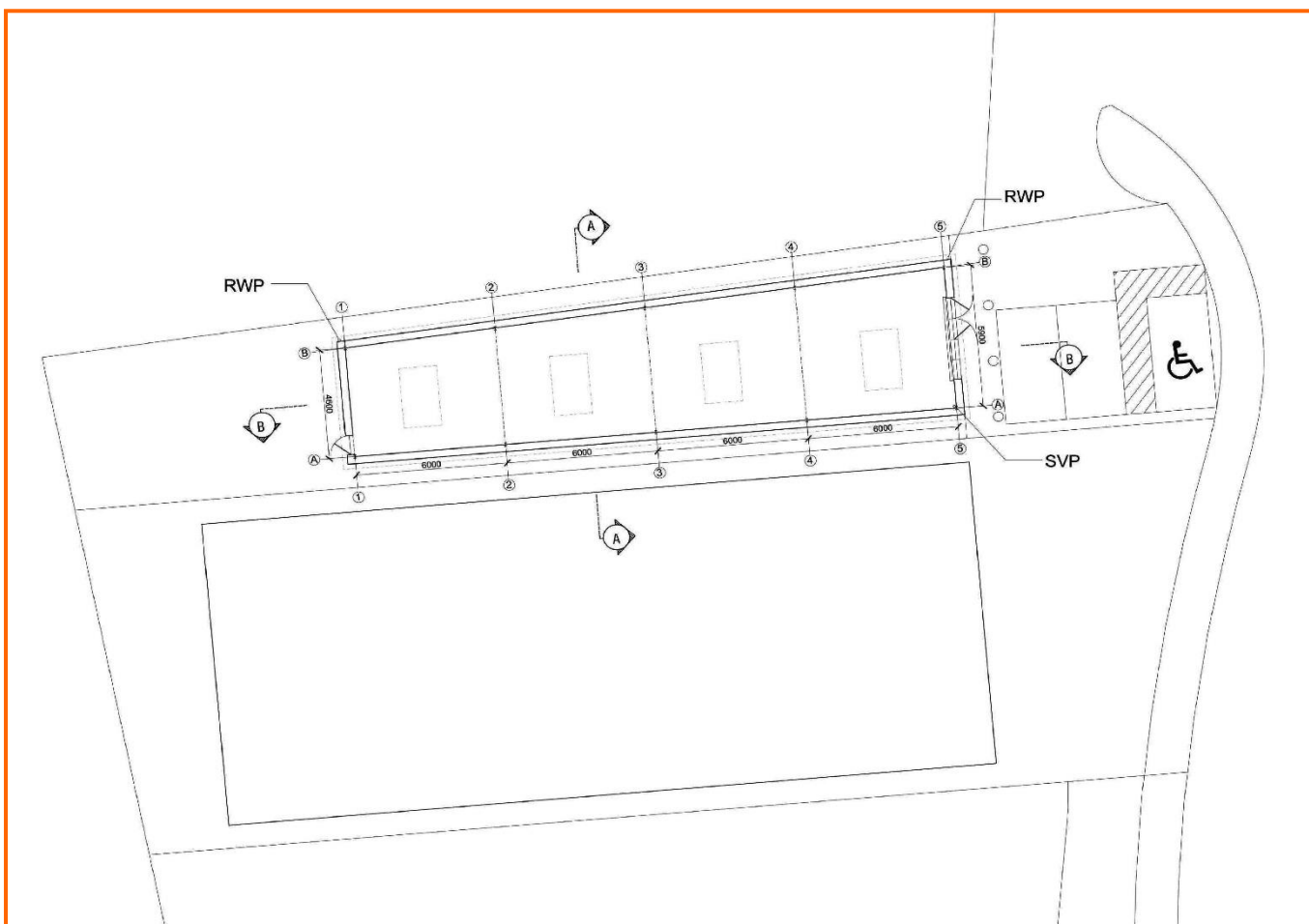
West Elevation



South Elevation



North Elevation



**Interested? Contact Robert Maxey 0115 979 3496 [rmaxey@heb.co.uk](mailto:rmaxey@heb.co.uk)**  
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The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.