# Fully Modernised Town Centre Music School Available To Let Leasehold on New Lease

42 Lincoln Road | Skegness | Lincolnshire | PE25 2BJ



Fully Modernised Music School Suitable for a Variety of Uses Accommodation Extending to 160sqm, 1,725sqft Gross, 118.8sqm, 1,280sqft Net 5 Main Teaching Rooms, 2 Allocated Parking Spaces Viewing Welcomed

To Let Leasehold £15,000 plus VAT per annum Subject to Contract



## Location...

The seaside town of Skegness is located on the East Lincolnshire coast, approximately 150 miles to the north of London, 43 miles to the east of Lincoln and has a full time population of over 20,000 residents.

The property is located approximately half a mile inland on busy Lincoln Road, close to the junction with the A52 trunk road.

### Accommodation...

The property is located on the ground floor. Under the building are 2 allocated parking spaces.

The property is in a good state of decorative repair, having modern plasterboard finishes, much LED lighting, UPVC double glazed windows, supplied central heating, CCTV and suspended ceilings.

| Reception Area    | 5.6m x 4.6m, 25.6sqm  |
|-------------------|-----------------------|
| Room No. 1        | 4.8m x 2.8m, 13.5sqm  |
| Open Office No. 2 | 2.7m x 2.6m, 7sqm     |
| Office No. 3      | 4.22m x 2.3m, 10.1sqm |
| Office No. 4      | 6.3m x 3.1m, 19.6sqm  |
| Store             | 3sqm                  |
| WCs               |                       |
| Break Out Area    |                       |
| Kitchenette       | 5.6m x 4.6m, 26.2sqm  |
| Percussion Room   | 5.6m x 2.9m, 16.7sqm  |

#### Tenure...

The property is available by way of a new Full Repairing and Insuring lease with a minimum term of 3 years.

The incoming tenant will be responsible for the landlord's reasonable legal fees with regards to the preparation of the lease up to a maximum of £750 plus VAT.

The tenant will be responsible for a deposit the equivalent of three month's rent.





# Outgoings...

The property has a Rateable Value of £5,100.

## EPC...

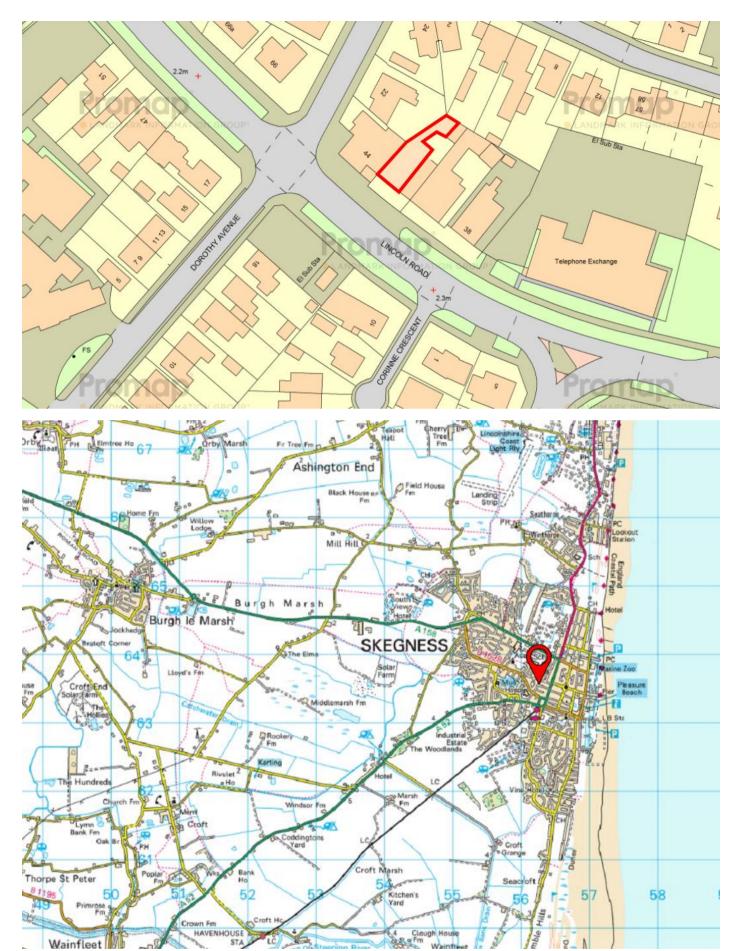
The property has an Energy Performance Asset Rating B48. Full details are available on request.

# Viewing...

All viewings are to be made by appointment through the agent.

Poyntons Consultancy. 01205 361694 sales@poyntons.com | poyntons.com





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