

# 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

**poyntons** consultancy

PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)



## 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](mailto:sales@poyntons.com) | [poyntons.com](http://poyntons.com)







**Misrepresentation Act:** The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

**Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

**poyntons consultancy**

PROPERTY MARKETING SPECIALISTS

**01205 361694**

[www.poyntons.com](http://www.poyntons.com)

[sales@poyntons.com](mailto:sales@poyntons.com)



**RICS**