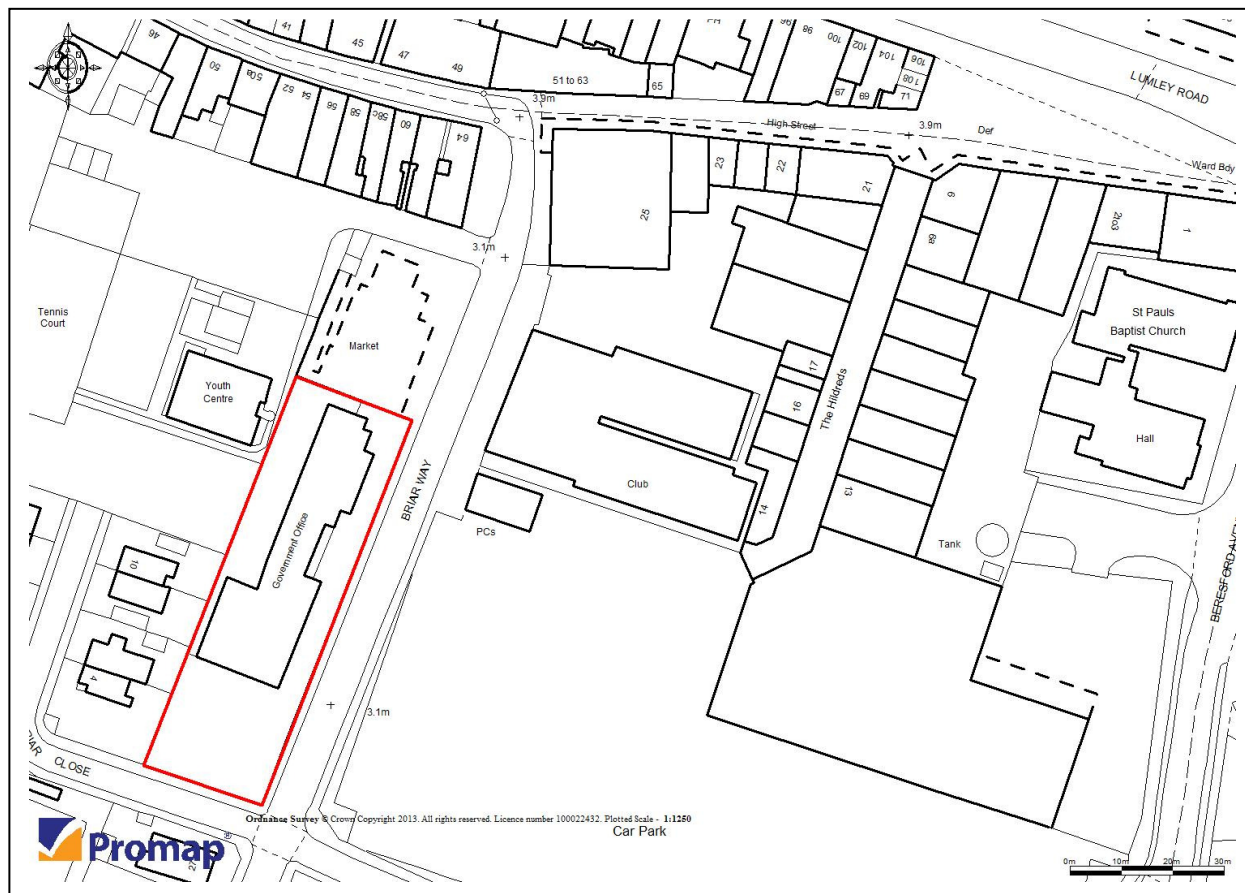


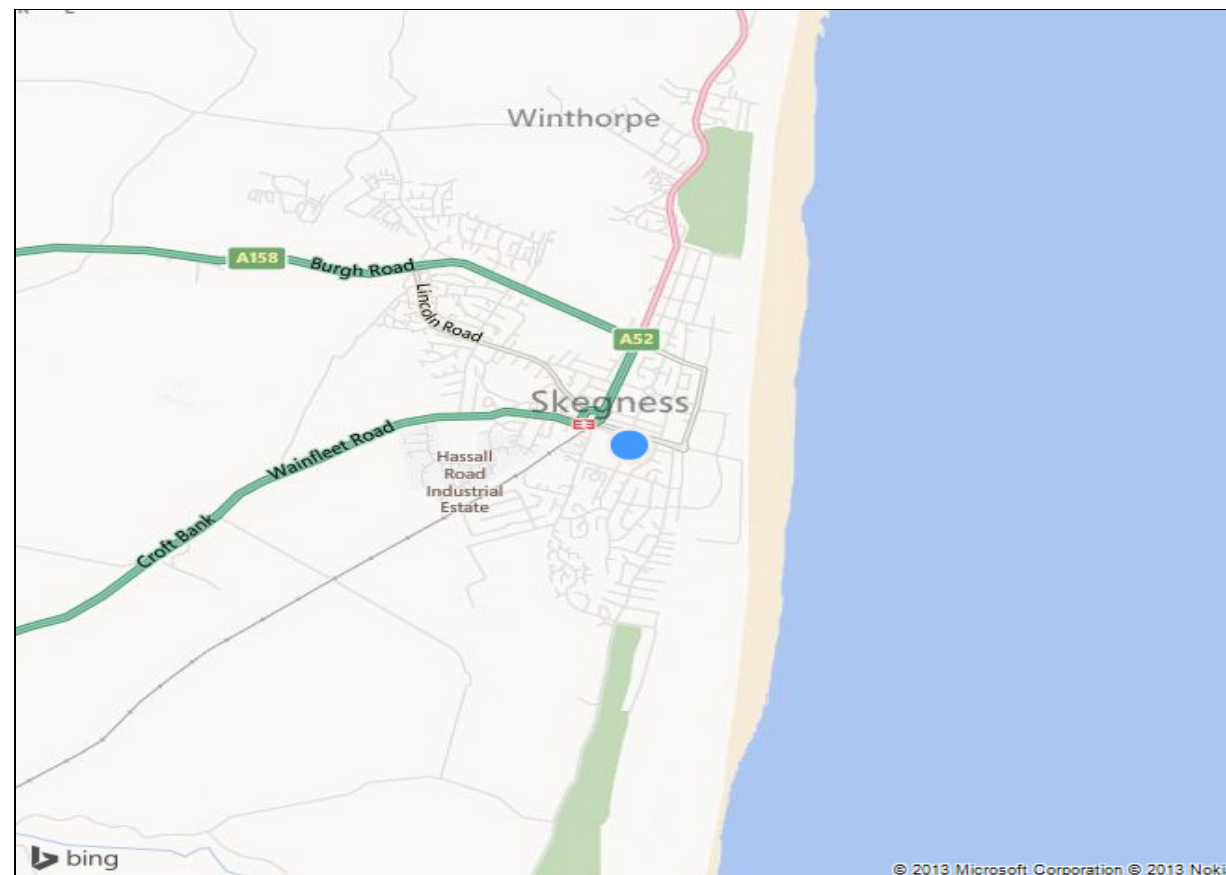
# SUBSTANTIAL TOWN CENTRE OFFICES

806sq m (8,678 sq ft)

**BRIAR WAY  
SKEGNESS  
LINCOLNSHIRE  
PE25 3NR**



**SITE PLAN/ STREET PLAN**



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**LOCATION PLAN**



**TO LET**

- Accessible central position
- Allocated Car Parking
- Available as a whole or in part
- Flexible occupation



LOCATION

The property is located fronting Briar Way within Skegness Town Centre, a short distance from Lumley Road and the Hildred Shopping Centre with its associated amenities.

Skegness itself has a resident population of 19,579 (2011 Census) and is located approximately 42 miles east of Lincoln.

PROPERTY

The property comprises a detached two storey office building providing a range of private and open plan rooms with associated staff and WC facilities over ground and first floor levels. The premises have most recently been utilised for educational/training purposes.

Externally the property is allocated 20 car parking spaces.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice (Sixth Edition) we calculate that the property has the following floor area:-

Total NIA: 806 sq m (8,678 sq ft)

SERVICES

All mains services to include gas, water, drainage and electricity are available to the property. Interested parties are advised to make their own investigations to respective utility providers.

TOWN AND COUNTRY PLANNING

We are advised by the Local Planning Authority that the property has consent for educational/training purposes falling within Class D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The property is suitable for a range of alternative uses to include offices, subject to receipt of necessary planning consent for change of use.

RATES

Charging Authority: East Lindsey District Council  
Description: Office & Premises  
Rateable value: £53,000  
UBR: 0.471  
Period: 2013-2014

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

Our clients hold a Full Repairing and Insuring lease for a period of years to expire on the 31 August 2021.

The property is available either by way of an assignment of the lease or a sublease of whole or part on terms to be agreed.

RENT

£90,000 pax

VAT

VAT may be charged in addition to the rental at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate is attached.

VIEWING

To view the premises and for any additional information please contact the sole agents.

Contact: William Wall  
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Email: [william.wall@bankslong.com](mailto:william.wall@bankslong.com)

Ref: WW/SP/7703/J13

