

# Brand New Trade Counter / Industrial Unit Located on a Thriving Trade Estate

Unit 9 | Skegness Trade Park | Skegness | Lincolnshire | PE25 3TD



Accommodation Extending to Approximately 1,420sqft, 132sqm  
Excellent Location adjoining the A52 Main Arterial Route, Close to Numerous  
Established Operators Including Screwfix, Travis Perkins, Howdens, PTS & Jewson  
Dedicated Parking Available

Available To Let Leasehold

£12,000 plus VAT per Annum Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
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### 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 Road Industrial Estate. The estate adjoins Skegness Retail Park.

Other occupiers in the vicinity include Currys, B&Q, Halfords, Pizza Hut, Carpet Right and Jewsons. The site itself immediately neighbours Travis Perkins 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.

### Service Charge...

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

### Design and Build...

A bespoke internal specification can be provided by the Landlord to suit any specific requirement. Further information is available on request.

### Planning...

Full planning S/153/01288/14 was granted by East Lindsey District Council on 18<sup>th</sup> September 2014. Further information is available on request.

The scheme has consent for trade counter use, although we believe that other uses will also be appropriate to include uses falling within B1 (Light Industrial) and B8 (Storage & Distribution) of the Town & Country Planning (Use Classes) Order 1987. Interested parties are asked to make their own enquiries with the Local Planning Authority.

### Tenure...

The property is available by way of a new Full Repairing and Insuring Lease (to be excluded from the provisions of the Landlords and Tenants Act 1954) for a minimum term of 5 years with rent reviews every three years.

The tenant will be responsible for the landlord's reasonable legal fees up to a pre-determined maximum.

The tenant will also be responsible for a deposit to be lodged with the landlord the equivalent to a quarter of a year's rent upfront.

### Rateable Value...

The Properties will have a new Rating Assessment by the Valuation Office.

### Viewing...

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

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