

# LOT 188 - Skegness

Commercial Auction - 23rd October 2019



## Vacant Freehold Shop

29 Lumley Road, Skegness, Lincolnshire, PE25 3LL



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29 Lumley Road, Skegness, Lincolnshire, PE25 3LL

GUIDE PRICE \*

**£100,000 - £120,000**

**Commercial - 23rd October 2019**

The Berkeley, Wilton Place, Knightsbridge, London, SW1X 7RL

Morning session: Commencing at 10.00am precisely (Lots 1-91)

Afternoon session: Commencing at 2.00pm precisely (Lots 92-191)

### Key Features

- Comprising a shop and flat
- Town centre location on main retail thoroughfare
- Close to HSBC and Boots
- VAT is not applicable
- **Six Week Completion Available**

### Vacant

### Tenure

Freehold

### Location

- ★ Skegness is a popular retail centre and seaside resort serving an extensive catchment population, which increases substantially in the summer months due to the influx of holiday-makers
- 📍 Lincoln is some 40 miles to the west, Grimsby some 37 miles to the north, and the A52 connects to Boston some 22 miles to the south
- 🚆 Skegness Rail Station (some 145 metres from the property) provides regular services to Nottingham with a fastest journey time of 1 hour and 49 minutes
- 📍 The property is situated on the north side of Lumley Road (B1451), the town's main retail thoroughfare, between its junctions with Lumley Avenue and Roman Bank (A52)
- 🏪 Occupiers close by include: HSBC, Boots, Dorothy Perkins and Edinburgh Woollen Mill amongst others



VAT - VAT is not applicable to this Lot.

### Allsop

Ben Hodge.

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### Sellers Solicitor

Nevil Smith.

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## Schedule

Address	Present Lessee	Accommodation	Approx GIA		Lease Details	Current Rent (PA)	Next Review / Reversion
29 Lumley Road	Vacant	Ground Floor	111.05 sq m	1,195 sq ft	Vacant		
		First Floor	66.70 sq m	718 sq ft			
		Second Floor	43.50 sq m	468 sq ft			
		<b>Total</b>	<b>221.25 sq m</b>	<b>2,382 sq ft</b>			



Featured 1

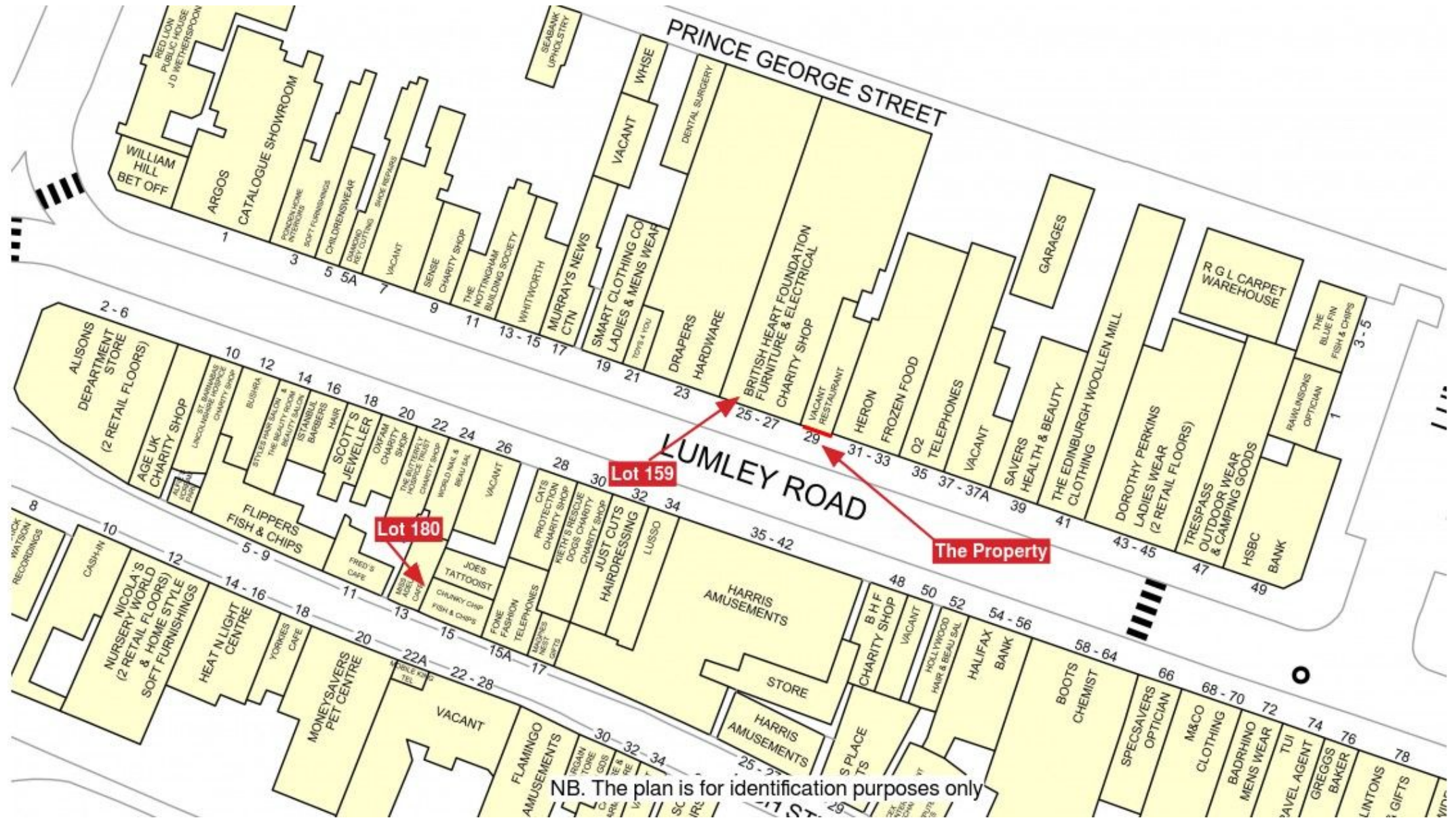




Featured 2











## Disclaimer

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. **Important Note:** these printed particulars are subject to change, please check the website ahead of the auction for any updates.

### Important notice - guide prices, reserves and additional charges

Please note that charges and fees additional to the sale price might be payable by the successful buyer in respect of the Lot. Please read the information below and check the Special Conditions of Sale, the Particulars of Sale and any addendum for the Lot before deciding whether or not to bid.

#### \*Guide Prices

1. Where a guide price (or range of prices) is given, that guide is the minimum price at which (or range of prices within which) the seller might be prepared to sell on the date on which the guide price (or range of prices) is published. The guide price will normally be at or above any reserve price.
2. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you are advised to check the website regularly for updates.
3. All guide prices are Quoted "subject to contract".
4. Please note the guide price for the Lot does not include:
  - any Buyers' Fee charged by the auctioneers;
  - VAT on the sale price;
  - SDLT or any other Government taxes;
  - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
5. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates.

#### Reserve Prices

6. The reserve price is the minimum price at which the Lot can be sold.
7. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale.

#### Buyers' fees, Seller's fees and additional charges

8. For each Lot, on the fall of the hammer, a Buyers' Fee is payable to Allsop LLP as follows:

##### Commercial Auctions:

- All Lots: Buyer's Fee of **£500** plus VAT (**£600** inclusive of VAT)

##### Residential Auctions:

- Lots sold for **£10,000 or more**: Buyers' Fee of **£1,000** inclusive of VAT

- Lots sold for less than **£10,000**: Buyers' Fee of **£200** inclusive of VAT

9. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

10. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

#### Other Matters

11. Please note that lots may be sold or withdrawn at any time prior to auction.

12. Cheques for Deposits and Buyers' Fees to be made payable to 'Allsop LLP Clients Account'. NB. Buyer's Fees may be varied. Please refer to the addendum, the particulars or the conditions of sale.