

On the Instruction of TSB Bank

FREEHOLD FOR SALE

22 Roman Bank, Skegness, Lincolnshire, PE25 2RX



Key Features

- Freehold Property
- Additional staff facilities
- Suitable for potential re-development (STP)

Viewing

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Location

Skegness is a seaside town in Lincolnshire. It lies 22 miles North-East of Boston and 43 miles east of Lincoln. Skegness has good communication links with the A159 and the A52 providing direct connections to the A1. Nearby national occupiers in the vicinity include Boots, Argos and Iceland.

Description

This property is built over ground, first and second floors. The ground floor comprises a main sales area, meeting rooms and staff accommodation. While the first floor includes further staff accommodation, offices and toilets. The second floor provides storage facilities.

The first and second floors could be suitable for potential conversion to alternative uses subject to the necessary planning consents.

Accommodation

| | | |
|-------------------------|--------------------|--------------------|
| Ground Floor | 129.32 sq m | 1,392 sq ft |
| First Floor | 107.3 sq m | 1,155 sq ft |
| Second Floor | 76.74 sq m | 826 sq ft |
| Total Floor Area | 313.36 sq m | 3,373 sq ft |

Planning

This property currently benefits from A2 (E) use.

Alternative uses may be available subject to the necessary planning consents.

Price

Offers are invited in the region of **£215,000**.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £22,000. The UBR for 2021/2022 is 49.1p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

This property current has a "D" Energy Rating. Further details are available upon request.

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Not to scale.

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