



### 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 holidaymakers. Lincoln is some 40 miles to the west and Grimsby some 37 miles to the north.

The property is situated in the town centre on the south side of Lumley Road, close to the junction with Lumley Square.

Occupiers close by include Argos (opposite), Sense, Oxfam, BHF, Heron Foods, Iceland and Halifax, along with a number of local traders.

### Description

The property is arranged on ground and two upper floors to provide a ground floor retail unit with ancillary staff and storage on the upper floors. There is a store room on the first floor, which is presently accessed through the adjacent property. The property benefits from frontages to both Lumley Road and the High Street.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
8 Lumley Road and 1 High Street	Age UK (1)	<u>Lumley Road Frontage</u>	15 years from 06.10.2011 FR & I The 2020 tenant break option has been removed in exchange for 9 months rent free which will be topped up by the Vendor by way of reduction to the purchase price	£20,000 p.a. (2)	Reversion 2026
		Gross Frontage			
		Net Frontage			
		<u>High Street Frontage</u>			
		Gross Frontage			
		Net Frontage			
Store Room	Alisons Ltd	Ground Floor	7 years from 27.04.2017 Tenant break clause at end of 2nd year FR & I	£700 p.a.	
		First Floor			
		Second Floor			
		Total			

(1) For the year ended 31st March 2016, Age UK reported a pre-tax profit of £9,900,000 and a net worth of £41,973,000. (Source: Experian 12.04.2017.)

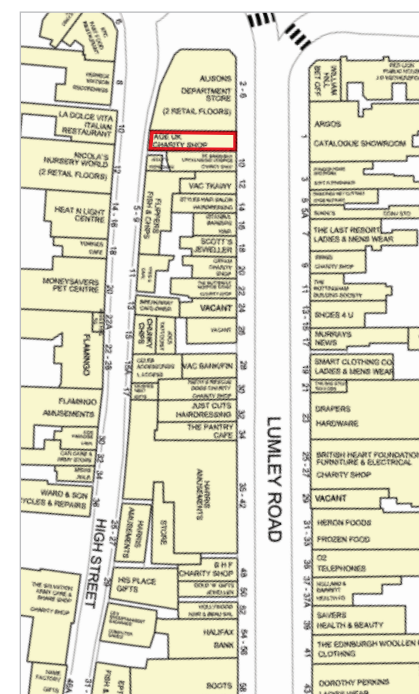
**Total £20,700 p.a. (2)**

## Skegness

### 8 Lumley Road and 1 High Street Lincolnshire PE25 3NG

- **Freehold Shop Investment**
- Town centre location
- Let to Age UK until 2026
- Dual frontage to both Lumley Road and High Street
- 2020 tenant break option removed (2)
- Total Current Rents Reserved  
**£20,700 pa<sup>(2)</sup>**

**SIX WEEK COMPLETION  
AVAILABLE**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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