



104 High Street, Mablethorpe LN12 1AT

Circa 1753 Sq. ft retail space To Let

Mablethorpe Town Centre

£20,000 per annum NO VAT Year 1

- Leasehold retail/showroom unit to Let
- Mablethorpe Town Centre
- £20,000 per annum No VAT year 1 only
- Available immediately
- Circa 1753 sq ft space
- 6 Car parking spaces to rear

# 104 High Street, Mablethorpe LN12 1AT

## Summary

Tenure - Leasehold  
Rent - £20,000 per annum year 1, then £25k year 2 onwards  
VAT - Not Applicable  
Size - 1753 sq. ft  
Business Rates - Rateable value £10,750  
EPC - E (120)  
Parking - 6 spaces to rear

## Description

This former bank is located on the main High Street in Mablethorpe, a single storey building of brick construction under a pitched roof. The building is detached and has access to the rear car park/garden. The building measures approximately 1753 sq. ft, and is still configured as the previous used layout as a bank, with the safe still in situ.

The space would be suited to many different users to include retail/leisure/hospitality.

## Location

Mablethorpe is located just off the coastal road North of the popular seaside town of Skegness, accessed from the main Wainfleet road (A52) from Boston in the South (33 miles). Situated in the East Lindsey district of Lincolnshire approximately 43 miles (69 km) east of Lincoln. It has a population of 12500 including Sutton on Sea (2011 census) and is well located close to the first Butlin's holiday resort opened in Skegness in 1936. Situated within a 5 minute walk to the beach and offers excellent access to all the local caravan parks and other leisure opportunities in the area. Approximately 14 miles to the South is Ingoldmells, home to Butlin's holiday park and Fantasy Island.

## Accommodation

All ground floor layout and broadly comprising 60.25 ft x 29.11 ft = 1753 sq. ft total - there are partition walls of which some will be structural, as well as the former occupiers safe room.

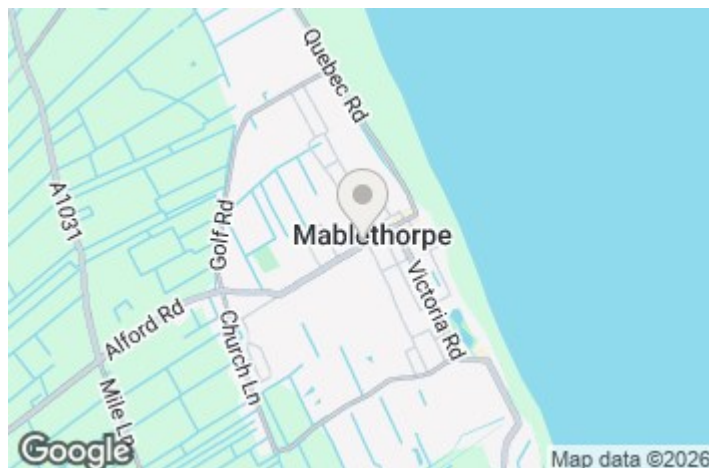
With private access from the High Street and circa 6 car parking spaces.

There is a basic kitchen and w/cs installed.

## Terms

Offered for let on a minimum 5 year lease term - on a fully repairing and insuring basis, the initial passing rent is £20,000 per annum NO VAT, year 1 only, then £25,000 year 2 onwards. Building insurance will be re-charged at cost. 3 month deposit will be required. 3-yearly rent reviews.

Incentives available.



## Viewing and Further Information

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