

Pygott & Crone

Unit 1, The Circus Retail

Belton Park Road, Skegness, Lincolnshire, PE25 1GU

£12,108 pa

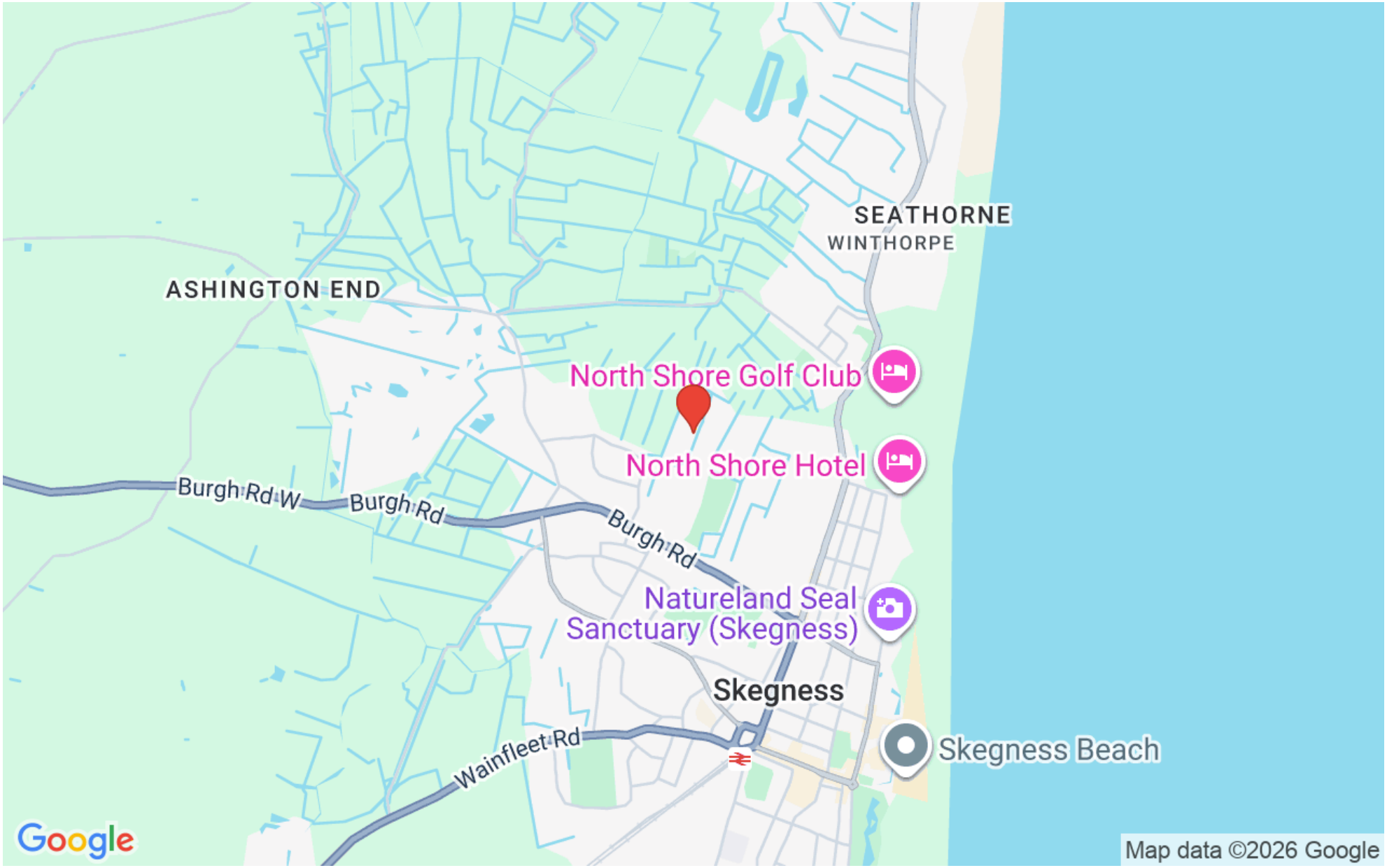
Details

- To Let
- Excellent Retail space
- 4 Rooms plus office
- Kitchen/stores/wc
- 688 sqft (63.9 sqm)
- 2 car parking spaces
- Additional parking on site
- Negotiable lease terms
- CEPC Rating of C





Location


SEATHORNE
WINTHORPE
ASHINGTON END
North Shore Golf Club
North Shore Hotel
Burgh Rd W
Burgh Rd
Burgh Rd
Natureland Seal Sanctuary (Skegness)
Skegness
Wainfleet Rd
Skegness Beach
Google
Map data ©2026 Google

Overview

AAn excellent opportunity to take a lease on this superb retail space situated within 1.5 miles of the town centre. The suite offers high quality ground floor retail space including 4 rooms , office, kitchen, stores and WC. The property benefits from 2 parking spaces plus ample area for other spaces. The property would suit general retail , general store, nail bar, hairdressers, beauty use and other retailers.





Location
The property is situated on Churchill Avenue which is a modern housing area of the town and is within 1.5 miles of the town centre and close
to all amenities. Skegness is a seaside town and civil parish in the East Lindsey
District of Lincolnshire.
On the Lincolnshire coast of the North Sea,
the town is 43 miles (69 km) east of Lincoln and
22 miles (35 km) north-east of Boston. With a population of 21,128 as of 2021, it is the largest settlement in East Lindsey. It
incorporates Winthorpe and Seacroft, and forms a larger built-up area with
the resorts of Ingoldmells and Chapel St Leonards to the north. The town
is on the A52 and A158 roads,
connecting it with Boston and the East Midlands,
and Lincoln respectively. Skegness railway station is on
the Nottingham to Skegness (via Grantham) line.





ACCOMMODATION
The property comprises excellent quality retail space all on ground floor and provides the following accommodation:

Overall area 688 sqft (63.9 sqm)

Entrance lobby with inner hall

Kitchen

WC

Store

4 offices

board room

Parking for 2 with additional space in the area

PLANNING PERMISSION
The property has an established use as offices

SERVICES
All mains services are available

LEASE TERMS
The property is offered on a minimum 3 year lease. The property will be held on an internal repairing and insuring lease. The landlord will require a 3 month rental deposit.

RATEABLE VALUE
There is no listing on the VOA website





CEPC
The property has a CEPC rating of C

LEGAL COSTS
Each party are responsible for their own legal costs

VAT
The rent includes VAT

LOCAL AUTHORITY
East Lindsey District Council

The Hub

Mareham Road

Horncastle

Lincolnshire

LN9 6PH

Tel 01507 601111

VIEWINGS
Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

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Unit 1, The Circus Retail, Belton Park Road
is marketed through our Commercial office

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