

Lot 34, 82/82a Seacroft Road, Mablethorpe,

Lincolnshire LN12 2DR

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Two shops both recently let on 10-year leases from June & September 2024 (subject to mutual options)
- Shops trading as a hair salon and a vape shop
- Prominent local retail parade
- Nearby occupiers include Co-op Convenience Store (opposite), Lidl, Heron Foods, Greggs and a mix of independent retailers
- VAT-free investment

Lot

34

Auction

7th November 2024

Rent

£15,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

10 miles east of Louth, 20 miles north of Skegness

Roads

A52, A157, A1031, A1104

Rail

Skegness Railway Station

Air

Humberside Airport

Situation

The property is prominently situated on the east side of Seacroft Road, in the heart of the town centre. Nearby occupiers include Co-op Convenience Store (opposite), Lidl, Heron Foods, Greggs and a mix of independent retailers.

Tenure

Freehold.

EPC

82 Seacroft Road - Band C 82a Seacroft Road - Band D

Description

The property comprises two shops, each arranged on the ground floor, forming part of a larger building.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.	Rent Review
82 Seacroft Road	Ground	Retail/Ancillary	53.63	(577)	D. P. POTTER (t/a Sue's Salon)	10 years from 06/09/2024 (2)	£7,500	06/09/2029
82a Seacroft Road	Ground	Retail/Ancillary	53.93	(580)	E-LIQUID STORES LIMITED (t/a Eco Vape)	10 years from 01/07/2024 (3)	£7,500	01/07/2029
Total			107.56	(1,157)			£15,000	

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

(2) The lease is subject to a mutual option to determine on 06/09/2029.

(3) The lease is subject to a mutual option to determine on 01/07/2029.

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2024