

37 Lumley Road Skegness, Lincolnshire PE25 3LL

lot 13

Freehold Retail Investment

- Let to Holland & Barrett Retail Limited until 2020
- Prime retail position in town centre location
- Nearby occupiers include Boots, HSBC, O2 and New Look
- Six Week Completion

Rent
£42,000
per annum
exclusive



Location

Miles: 37 miles east of Lincoln
55 miles north-east of Peterborough
63 miles north-east of Nottingham

Roads: M1, A52, A158
Rail: Skegness Railway Station
Air: Robin Hood Doncaster/Sheffield Airport
Norwich International Airport

Description

The property comprises a ground floor retail unit with ancillary accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Situation

The property is situated on the east side of Lumley Road, the towns prime retail thoroughfare, some 75 metres from the entrance to the Hildreds Shopping Centre. Nearby occupiers include Boots, Specsavers and HSBC Bank.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	152.67 sq m (1,643 sq ft)	HOLLAND & BARRETT RETAIL LIMITED (1) on assignment from Rayglow (Drugstores) Limited guaranteed by Lloyds Chemists plc (2)	A term of years expiring 15/11/2020 (by way of an extension of a previous lease)	£42,000	16/11/2015
First	Ancillary	39.39 sq m (392 sq ft)				
Second	Ancillary	45.06 sq m (485 sq ft)				
Totals		237.12 sq m (2,520 sq ft)			£42,000	

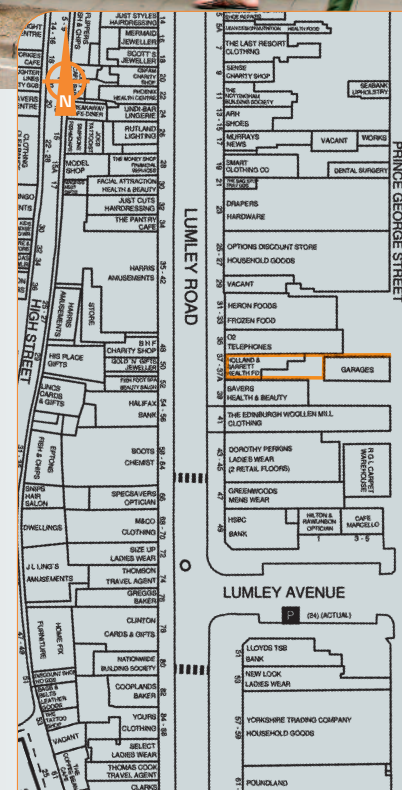
- (1) For the year ending 30th September 2011, Holland & Barrett Retail Limited reported a turnover of £307,766,000, a pre-tax profit of £56,966,000 and a total net worth of £134,681,000. (Source: www.riskdisk.com 11/06/2013)
- (2) For the year ending 31st December 2011, Lloyds Chemist Limited reported a pre-tax profit of £30,929,000 and a net worth of £161,170,000. (Source: www.riskdisk.com 12/06/2013)

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