



SITUATION

Occupying a prominent trading position within the town's main prime retail thoroughfare, close to the entrance to the **Hildreds Shopping Centre**, adjacent to **Greggs** and amongst other multiples such as **Boots, Specsavers, Poundland, HSBC, Barclays, Lloyds, H. Samuel, Clarks, Select, New Look, Savers** and numerous others. Skegness Station (National Rail) and the Seafront are both under a 5-minute walk away.

Skegness is a popular retail centre and seaside resort on the East Lincolnshire Coastline, enjoying excellent road links with the A16 and A52, some 22 miles north-east of Boston and 43 miles east of Lincoln.

PROPERTY

Forming part of a terraced parade comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first and second floor level. The property includes a rear yard.

TENANCY

The entire property is let on a full repairing and insuring lease to **TUI UK Retail Limited as a Travel Agent (having approx. 300 branches)** (See **Tenant Profile**) for a term of 2 years from 24th June 2020 (**Holding Over – see Note 1**) at a current rent of **£10,000 per annum** exclusive.

TENANT PROFILE

TUI UK Retail Limited are part of the TUI Group who provide vacations to approx. 27 million customers annually in 180 regions around the world. They operate 5 Airlines with around 130 Aircraft, 400 Hotels and 16 Cruise Liners.

Visit www.tuigroup.com

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'1"
Internal Width	18'9"
Shop Depth	28'10"
Built Depth	49'1"
Sales Area	Approx. 540 sq ft
Rear Office Area	Approx. 186 sq ft
2 WCs	

First Floor Ancillary & Kitchen

Area	Approx. 571 sq ft
WC	

Second Floor Ancillary

Area	Approx. 434 sq ft
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Total Area **Approx. 1,731 sq ft**

Note 1: The Lessees have been in occupation (previously trading as Lunn Poly) for over 30 years.

Note 2: The Landlord has not served a Section 25 Notice, however the Lessees have informally offered to take a new 5 year lease at £10,000 p.a. with a break at the end of years 2 and 4, which the Landlord has not agreed to.

£10,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Thackray Williams LLP
Tel: 020 8290 0440 Ref: Penny Hall
Email: penny.hall@thackraywilliams.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



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