



2-6 Lumley Road, Skegness
PE25 3NG
#1238255/2026B



2-6 Lumley Road

Skegness, PE25 3NG



Agreement

To Let



Detail

Large Retail Unit occupying prominent corner situation in popular seaside resort



Rent

£75,000 pax



Size

737.60 sq m (7,939 sq ft)



Location

Skegness, PE25 3NG



Property ID

#1238255/2026B

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a substantial retail premises, laid out predominantly over the ground and first floors, with ancillary storage accommodation on the second floor. In our view, the property is suitable for a variety of retail and leisure uses, subject to Planning and Licensing and is situated at the western end of Lumley Road in a prominent corner position overlooking Lumley Square.

The property underwent an extensive refurbishment programme just over a year ago, both internally and externally and provides attractive trading areas over the ground and first floors.

The prime frontage of the unit is onto Lumley Road, the main shopping street in the town centre, wrapping around onto the High Street to the south.

There is a strong mix of national, regional and local occupiers nearby including Argos, JD Wetherspoons Re Lion pub, Costa Coffee and the well-known Lumley Pub, which looks eastwards down Lumley Road toward the seafront.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor	346	3,724
First Floor	319.40	3,437
Second Floor Storage	72.20	777
Total NIA	737.60	7,939

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Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: East Lindsey District Council
Description: Shop and Premises
Rateable value: £81,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Energy Performance Certificate

Rating: B45

Tenure

The property is available **To Let** by way of a new effective Full Repairing and Insuring lease, for a minimum term of 5 years or multiples thereof, subject to 5 yearly reviews.

Rent

£75,000 per annum exclusive

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

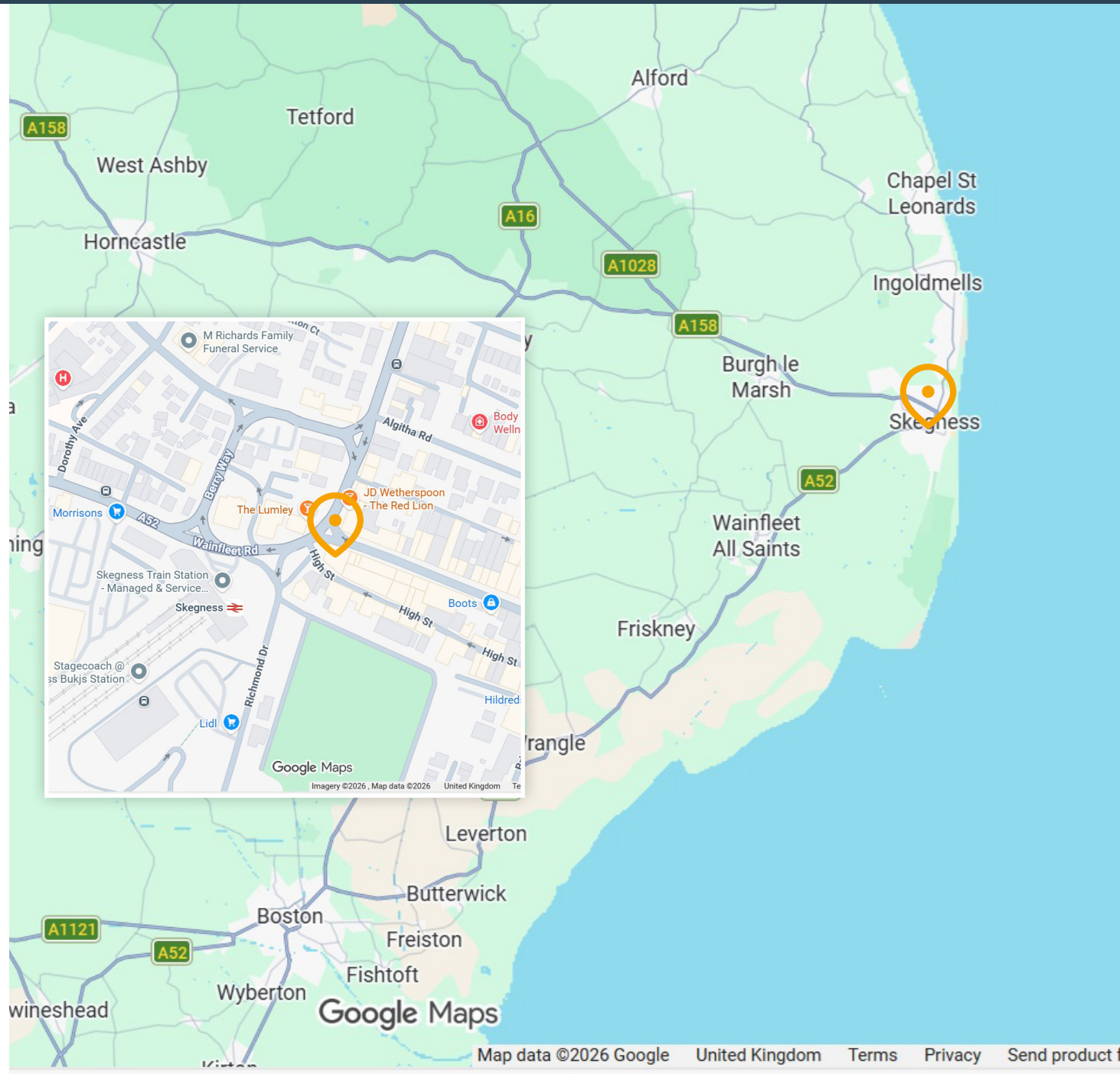
Location

The property occupies a prominent location on the southern side of Lumley Road, the prime retailing pitch in the popular Lincolnshire East Coast resort of Skegness.

Skegness is the largest and busiest of the resorts located on Lincolnshire's East Coast, having a resident population of circa 200,000, increasing significantly during the busy Summer months from the influx of holiday makers into the town and surrounding area. Prior to Covid the town was regularly attracting over 4 million visitors a year generating close to £500 million for the local economy.

The large resort at Ingoldmells is located approximately 5 miles to the north, which is the location of some of the largest static caravan parks in Europe. Other nearby resorts from which the town draws visitors include; Sutton on Sea, Chapel St Leonards and Mablethorpe. The much larger town of Grimsby is situated approximately 25 miles to the north, Lincoln approximately 50 miles to the west and Boston approximately 30 miles to the south west.

The character of the surrounding area is very much mixed use in nature, with a large number of national and regional multiple retailers occupying nearby premises. These include Argos, Costa, JD Wetherspoons, The Lumley public house, a Morrisons, Tesco and Lidl supermarket as well as the town train and bus stations.





Google Maps



