

RARE FREEHOLD

Industrial / Development or Refurbishment Opportunity (STPP)



Heather Road, Skegness, PE25 3SR

64,747 SQ FT (6,015.19 SQ M)

Site Area: Approx. 2.36 Acres

- Fire damaged but structurally safe (report available)
- Development / refurbishment opportunity
- Securely gated self-contained site
- Open storage yard
- Generous parking provisions
- 6x Roller shutter doors & loading area
- Concrete floor slab
- Water, power and gas
- Close proximity to Skegness Station

REDEVELOPMENT POTENTIAL CGI'S (more images available on request)



REFURBISHED POTENTIAL CGI'S (more images available on request)



64,747 SQ FT (6,015.19 SQ M)
 Site Area: Approx. 2.36 Acres

Accommodation

AREAS	SQ FT	SQ M
Warehouse 1	4,361	405.20
Warehouse 2	16,546	1,537.20
Office Mezzanine	2,729	256.32
Warehouse 3	21,582	2,005.10
Mezzanine	1,416	131.55
Ancillary Accommodation	18,113	1,682.74
TOTAL WAREHOUSE	64,747	6,015.19
TOTAL SITE AREA	2.36 Acres	

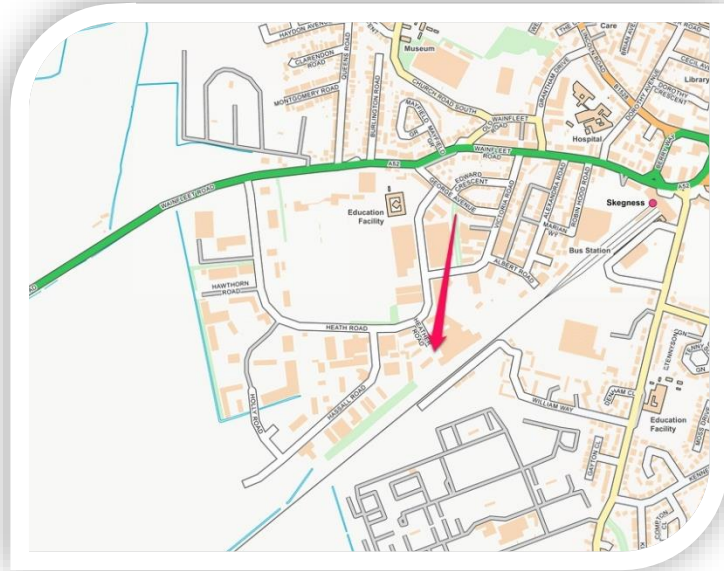
All measurements are approximate and on a gross external basis (GEA)

LOCATION

The site is located in a prime industrial area within Skegness on Heather Road just off of Heath road which leads to the A52 and in turn leads to A158 providing excellent routes into Skegness and the surrounding areas. Within a mile of the premises lies the Skegness centre with further access via Skegness train station, with Skegness beach within 2 miles of the premises.

DESCRIPTION

The premises comprise a industrial / warehouse facility which was subject to a fire while vacant primarily of steel portal frame construction requiring either refurbishment of the existing building or full redevelopment (Subject to planning permission STPP). We have been advised the buildings are structurally safe and a report to confirm the same is available. The current owner has also commissioned a study into the potential refurbishment or redevelopment of the site which is available also.



TENURE

Freehold.

PRICE

Offers in excess of **£750,000**

(All prices are subject to VAT)

BUSINESS RATES

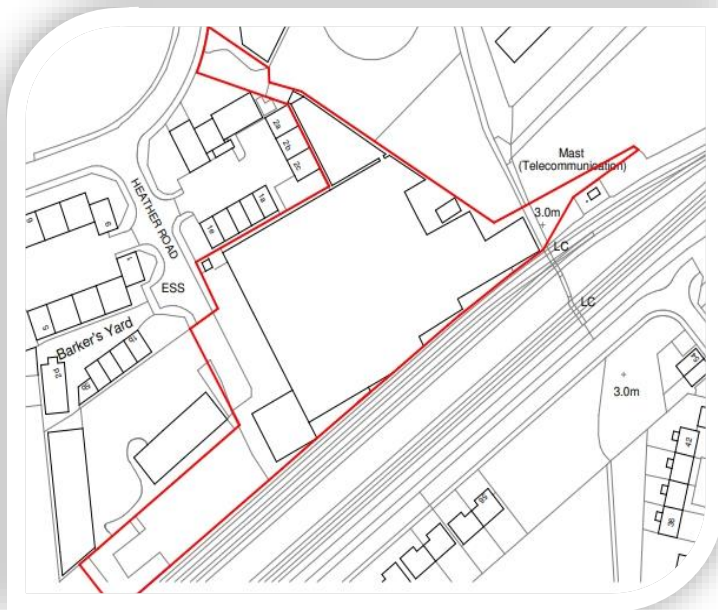
Interested parties are advised to contact the East Lindsey District Council to obtain this figure

LEGAL COSTS

Each party to bear their own legal costs.

DATA ROOM

Further reports, appraisals and images are available in the Data Room. Access available upon request.



Property Ref: **[119768](#)**



For further information or to arrange a viewing, please contact:

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