

The Mint Arcade



Sea Lane
Skegness
PE25 1PG

Freehold: OIRO £625,000

Ref: 5752391

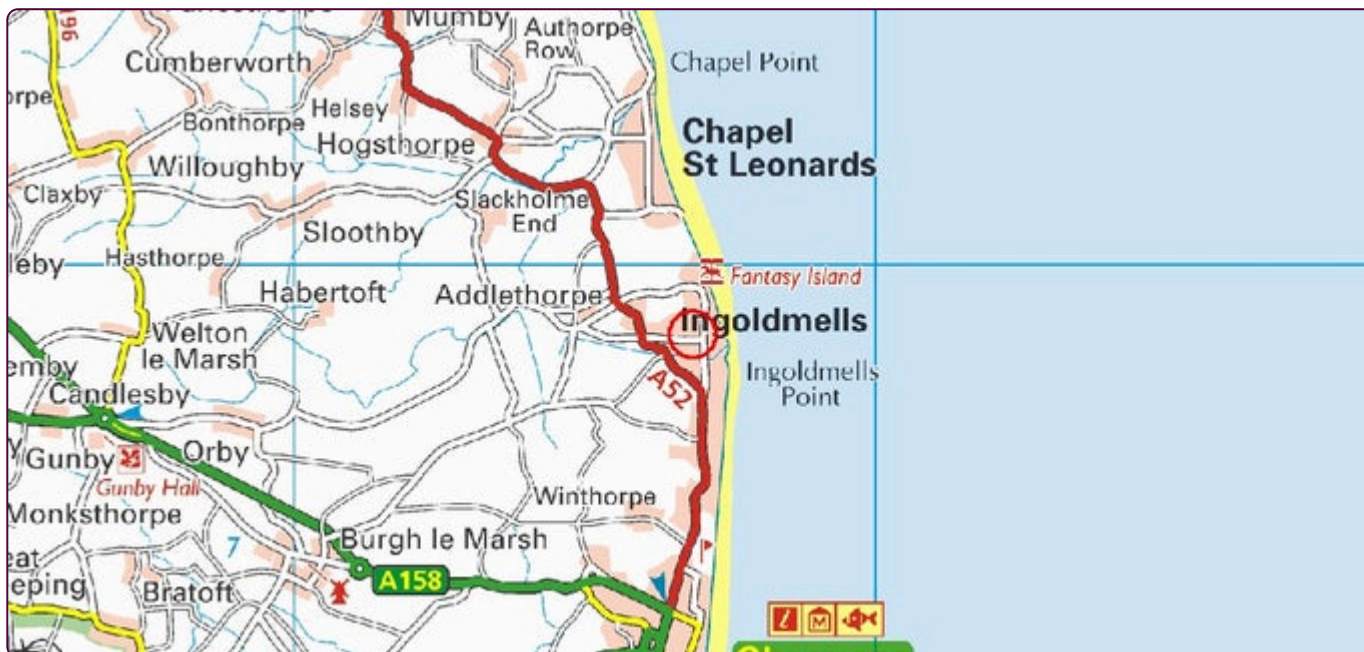
KEY HIGHLIGHTS

- Ground floor unit with 2890 sq ft of space
- Prime location on the promenade
- High footfall and visibility
- Situated adjacent to Fantasy Island Market
- Hospitality opportunity
- Three bedroom flat with master bedroom ensuite. Energy Rating C



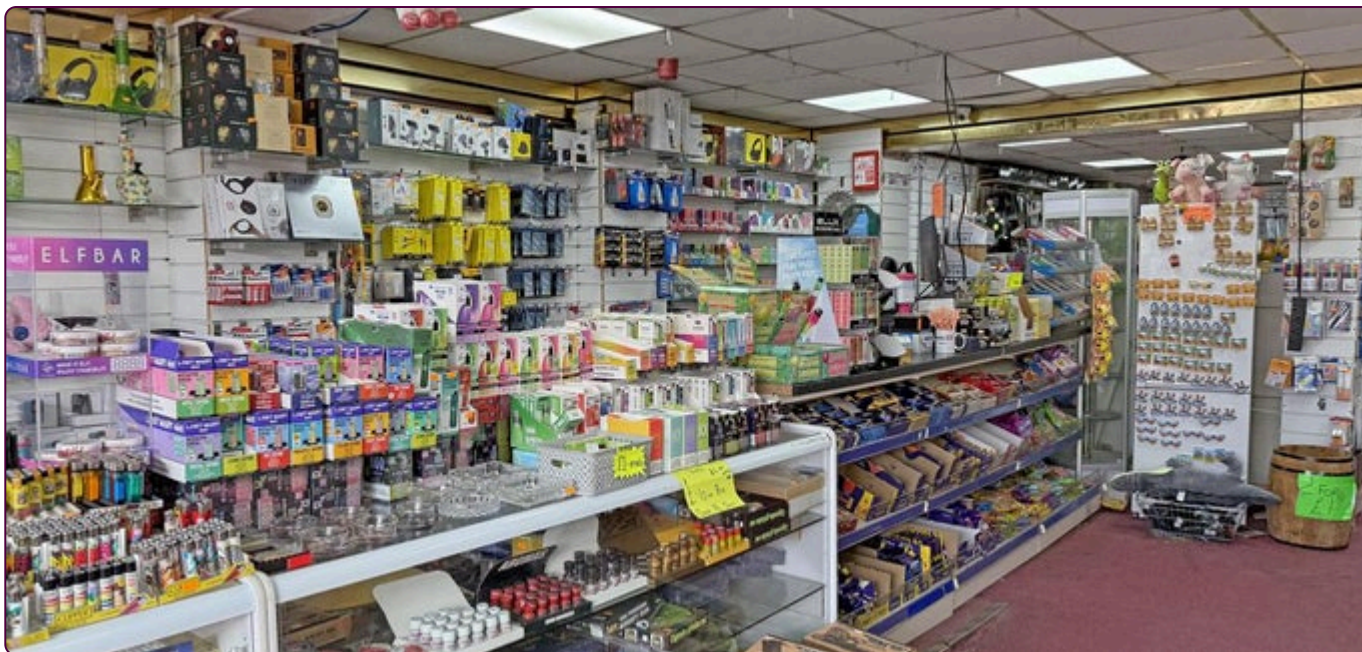
LOCATION

This commercial site offers a unique opportunity to establish your business in one of Skegness' most vibrant and bustling areas. Situated right next to the popular Fantasy Island Market and just a short stroll from the picturesque sea front, this location guarantees high footfall and excellent visibility.



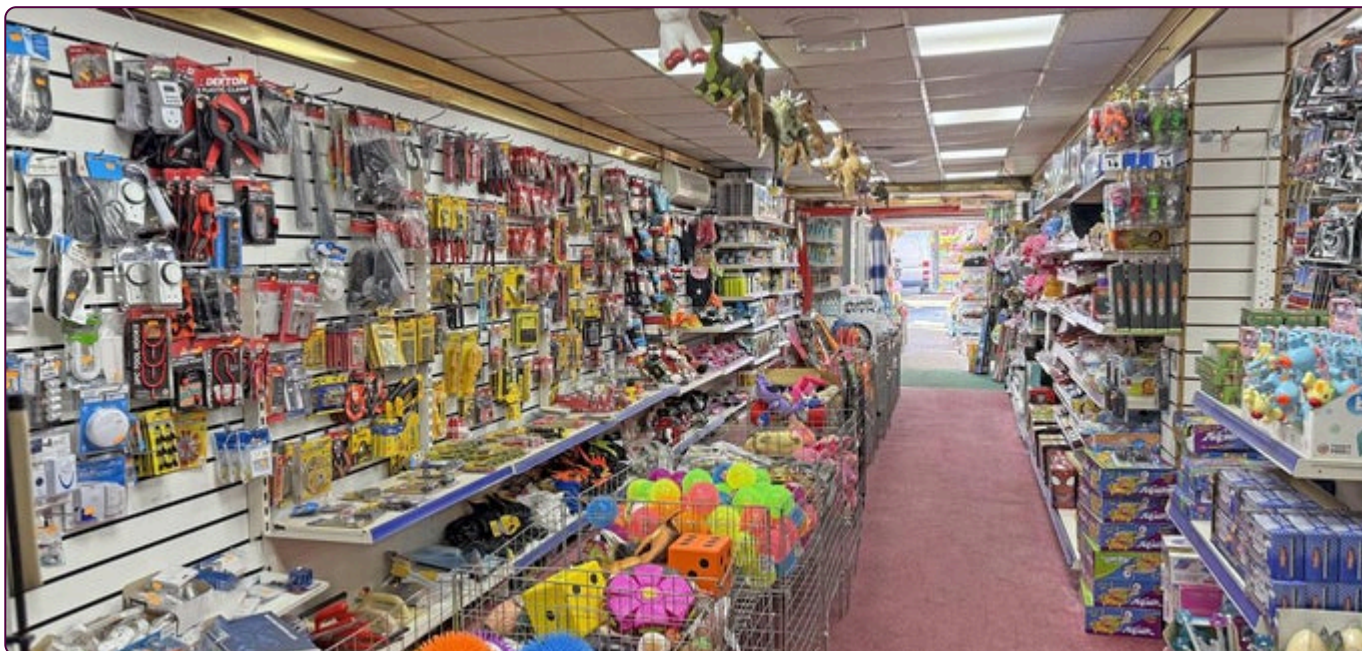
DESCRIPTION

This property features a ground floor unit with a prominent shop front facing the main promenade, ensuring high visibility and foot traffic. Additionally, it includes a spacious three-bedroom flat, offering ample living space.



INTERNAL DETAILS

Ground floor unit with a prominent shop front facing the main promenade, ensuring high visibility. The unit spans 2,890 square feet and includes a spacious 1,200 square foot three-bedroom flat.





THE OPPORTUNITY

This commercial unit offers significant potential for a hospitality business. The prime location and high visibility in this space provides the perfect foundation for a thriving hospitality / retail venture.

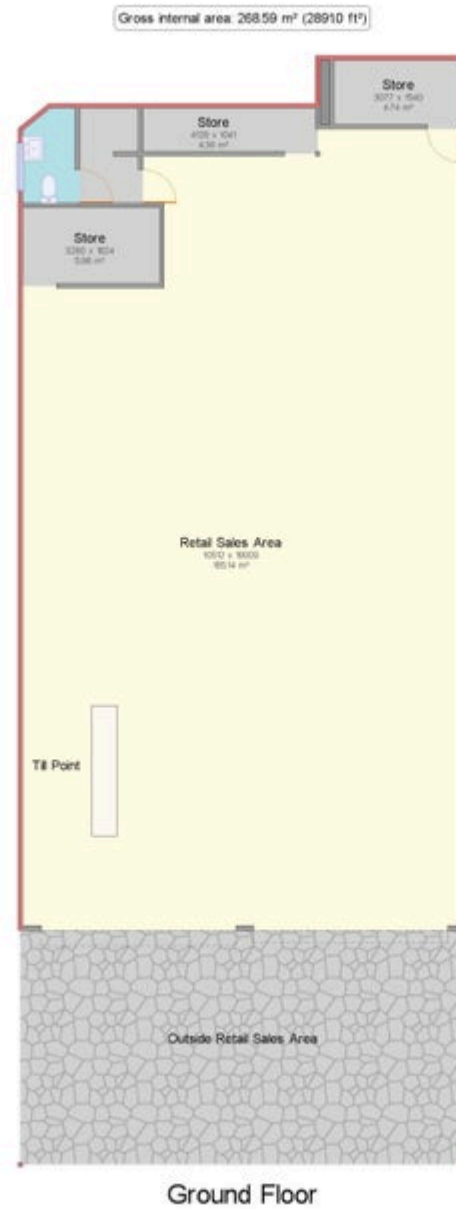
TENURE

Freehold, available as vacant possession.



OWNER'S ACCOMMODATION

The spacious three bedroom flat features a large living space and a well-equipped kitchen. The master bedroom includes an en-suite bathroom, while the two additional bedrooms share a second bathroom. The flat also offers a convenient laundry room, making it ideal for comfortable living.



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



ALEX REX

Associate Director - Pubs & Restaurants

T: +44 7540 061 864

E: alex.rex@christie.com



JACOB TOON

Associate Director - Retail & Leisure

T: +44 7860 189 706

E: jacob.toon@christie.com

