

# 138-140 Drummond Road Skegness, Lincolnshire PE25 3ES

lot 46

## Freehold Retail and Residential Investment

- Let to A F Blakemore and Son Limited (t/a SPAR) until 2019
- Includes 2 x recently refurbished self-contained maisonettes and 3 x self-contained flats
- Important and popular Holiday Town

Rent  
£38,600  
per annum  
exclusive



### Location

Miles: 37 miles east of Lincoln  
55 miles north-east of Peterborough  
63 miles north-east of Nottingham  
Roads: A52, A168, A16, M1  
Rail: Skegness Railway Station  
Air: Robin Hood Doncaster/Sheffield Airport,  
Norwich International Airport

### Situation

The property is situated in a prominent location on Drummond Road, an important road leading into Skegness town centre from Gibraltar Point Nature Reserve and Seacroft Golf Club.

Neighbouring occupiers include a number of independent retailers. The property is approximately 500 metres from Richmond Holiday Centre.

### Description

The property comprises ground floor retail and ancillary accommodation, with 2 self-contained maisonettes on the first and second floors and 3 self-contained flats on the first floor. The residential accommodation is accessed to the rear of the property.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	395.62 sq m (4,258 sq ft)	<b>A F BLAKEMORE AND SON LIMITED (t/a SPAR) (1)</b>	21 years from 28/09/1998	£25,250	27/09/2019
Ground (Rear)	Storage	46.45 sq m (500 sq ft)	<b>VACANT POSSESSION</b>			
First and Second	2 Bedroom Maisonette		<b>INDIVIDUALS</b>	6 month Assured Shorthold Tenancy from 07/11/2014	£6,000 (2)	
First and Second	3 Bedroom Maisonette		<b>INDIVIDUALS</b>	6 month Assured Shorthold Tenancy from 11/07/2014	£6,600 (2)	
First (Rear)	3 x Flats	Not measured	<b>INDIVIDUALS</b>	Let on 3 individual 125 year leases	£750	
<b>Total Commercial</b>		<b>442.07 sq m (4,758 sq ft)</b>			<b>£38,600</b>	

(1) For the year ending 30/04/2013, A F Blakemore and Son Limited reported a turnover of £1,135,382,000, pre-tax profits of £7,081,000 and a total net worth of £50,293,000. (Source: www.riskdisk.com 17/09/2014). A F Blakemore & Son Ltd is the largest division of SPAR UK owning 307 SPAR Stores and serving more than 940 in total across England and Wales employing over 7,900 people. (Source: www.afblakemore.com)

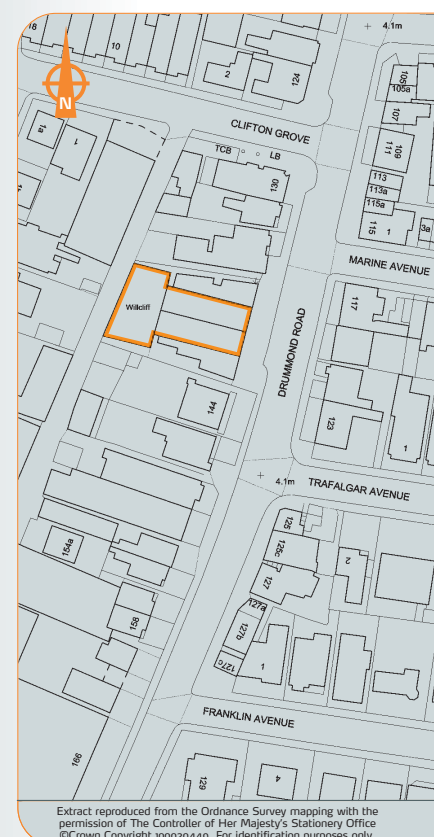
(2) The rent has been annualised.

### For further details please contact:

**John Mehtab**  
Tel: +44 (0)20 7034 4855.  
Email: john.mehtab@acuitus.co.uk  
**Alec Linfield**  
Tel: +44 (0)20 7034 4860.  
Email: alec.linfield@acuitus.co.uk  
**www.acuitus.co.uk**

### Solicitors:

**DLH Solicitors**  
6 Church Street, Clitheroe BB7 2DG.  
Tel: +44 (0)1200 538578.  
Email: peter@dlhsolicitors.co.uk  
Ref: Peter Lavery.



Extract reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.