



## TO LET – RETAIL UNIT

# SKEGNESS

## Station PE25 2RU

# E M R

### Location:

The station occupies a prominent location in the town centre and is within sight of the main high street. Skegness bus station adjoins the station and neighbouring superstores include Morrisons and Tesco.

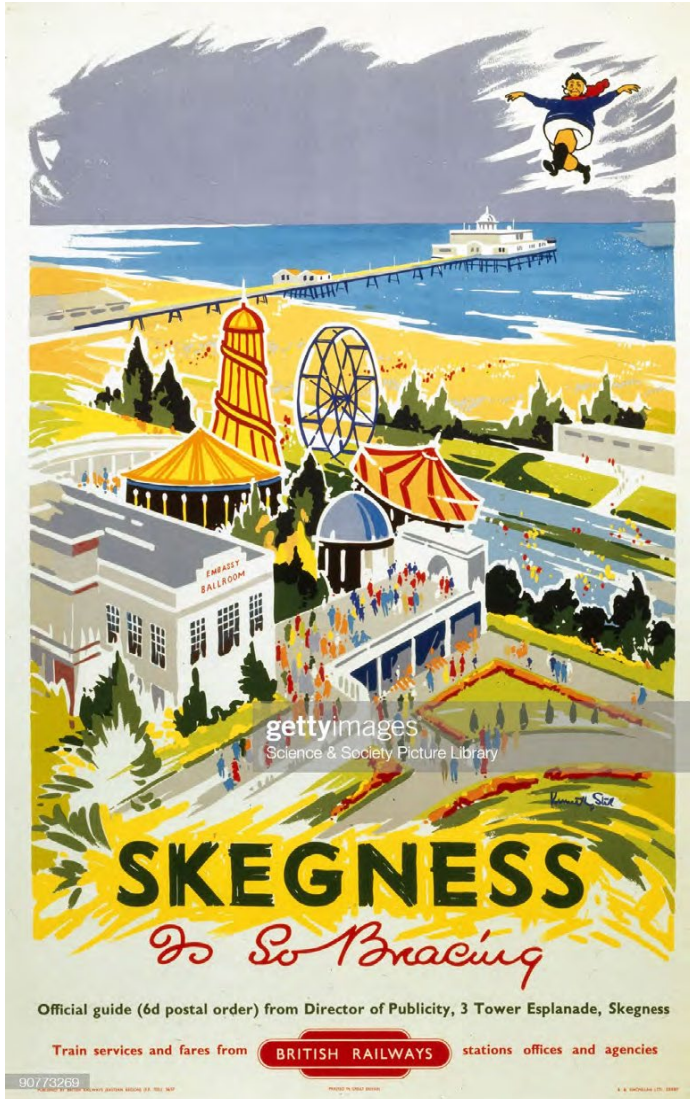
## 277,000 +

**Annual Footfall\***

For further detail about this opportunity please contact [enquiries@advanceventures.co.uk](mailto:enquiries@advanceventures.co.uk)



\* Footfall figures from the Office of Rail & Road for 2019/20



## Overview

East Midlands Railway (EMR) has announced over £3.3 million investment at Skegness railway station funded by the Government Town Deal Fund. The station will be redeveloped throughout the course of 2023 and 2024 with the works consisting of the full upgrade and refurbishment of the station.

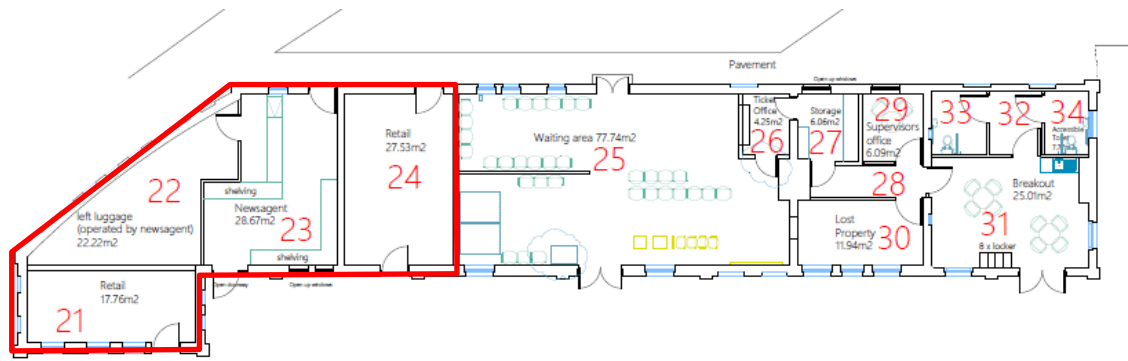
The redundant Red Star building will be brought back into use and the public facilities in the main station building reconfigured to include a new ticket office, customer waiting facilities and bookable community space.

A new community café with external seating will be available to both passengers and none rail users to the station. The concourse area will be expanded to allow for improved passenger flows and more sociable, useable space

Externally, the taxi rank and drop off area will be reconfigured. The concourse area will be renovated to incorporate a flexible queuing system.

The station itself is located centrally and is considered the gateway to the town. There are up to 15 trains per day between Skegness and Nottingham with a journey time of approximately 2 hours.





**Property:**

The layout plan illustrates the potential options for up to 3 retail spaces with two units offering dual access. There is potential to combine all or part of the space. Retailers with product ranges that are complementary to the station café and offer variety to rail passengers are encouraged to apply.

**Unit Size:**

No 21 - 17.76 sq m      No 22/23 - 50.89 sq m  
 No 24 - 27.53 sq m.

**Rent:**

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent based on turnover.

**Rates, Services & Insurance**

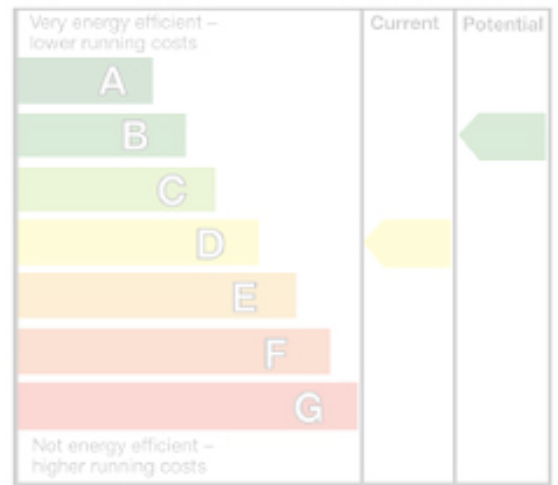
Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

**Costs:**

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees

**EPC:**

Awaiting Survey



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