



**Wrates Scholastic Photographers Prince George
Street, Skegness PE25 2BB**

welcome to

Wrates Scholastic Photographers Prince George Street, Skegness

Detached three-storey commercial building in central Skegness, offering versatile office accommodation, storage and potential residential use. An excellent investment opportunity with flexible accommodation.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

Entrance door leading into the ground floor accommodation, with access to the office rooms and stairs rising to the first and second floors. Useful understairs storage cupboard.

Ground Floor Accommodation

The ground floor provides three separate reception

rooms, offering versatile workspace suitable for a range of commercial requirements. Windows to the front aspect provide natural light. Office furniture is included within the sale. Also benefiting from a WC and separate utility/cloakroom area.

First Floor Accommodation

The first floor provides a further three reception rooms, offering flexible space for individual offices, meeting rooms or storage. A dumbwaiter provides a practical connection between the first and ground floors. The floor also benefits from a shower room comprising standing shower, hand basin and WC.

Second Floor Accommodation

The top floor offers a particularly versatile arrangement with potential for residential accommodation, subject to the necessary permissions. Currently comprising a suitable lounge, kitchen and bedroom, the space could alternatively provide additional office, storage or workspace. Fitted and lockable steel storage units provide useful additional storage.

Agent's Note

An exciting investment opportunity in a highly convenient central Skegness location. Offering substantial and adaptable accommodation over three floors, the property provides scope for a variety of commercial, office and potential residential uses, subject to the relevant planning and statutory consents. Early viewing is highly recommended to appreciate the space and versatility on offer.

Solicitor Services

Need help with the legal side of your move? Our experienced in-house solicitors are on hand to assist with both the sale and purchase of your





property, helping to make the process as straightforward as possible. Ask our team about our No Sale, No Fee service and find out how we can support you throughout your move.

Mortgage & Financial Services

Looking to understand your mortgage options or the cost of moving?

Speak to our experienced mortgage adviser, with over 20 years' industry experience, who can provide guidance tailored to your individual circumstances. Whether you're a first-time buyer, home mover, investor or looking to sell, our adviser can assist with mortgage services and a comprehensive Cost to Move analysis, helping you understand the financial implications of your move from the outset.



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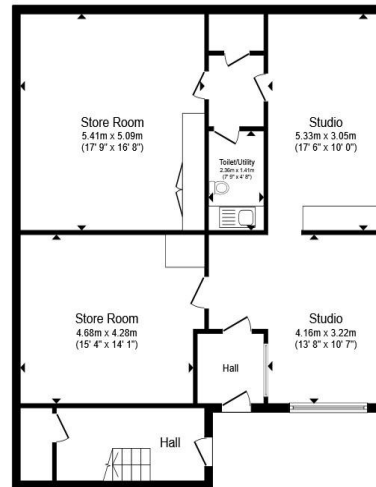
Wrates Scholastic Photographers Prince George Street, Skegness

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Three-Storey Commercial Building
- Prime Central Skegness Town Centre Location

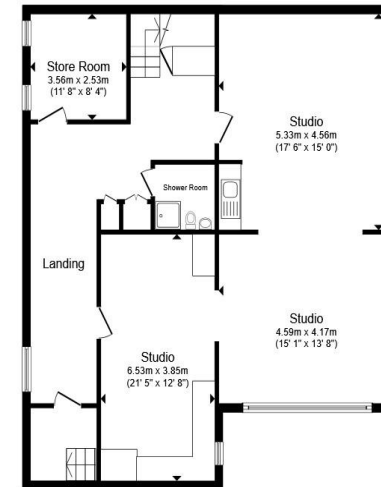
Tenure: Freehold EPC Rating: D
Council Tax Band: Deleted

guide price

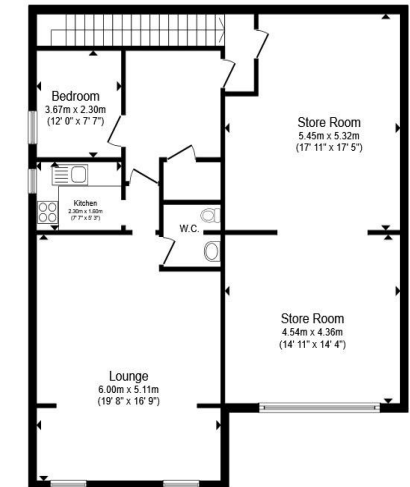
£145,000



Ground Floor



First Floor



Second Floor

Total floor area 311.3 m² (3,351 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
SKG110558 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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