

FOR SALE BY INFORMAL TENDER ON BEHALF OF EAST LINDSEY DISTRICT COUNCIL

The Town Hall, North Parade, Skegness PE25 1DA

The Lodge, Park Avenue, Skegness PE25 1BL

BEST & FINAL OFFERS REQUIRED BY 12PM FRIDAY 29TH APRIL



FREEHOLD OFFICES & RESIDENTIAL DWELLING



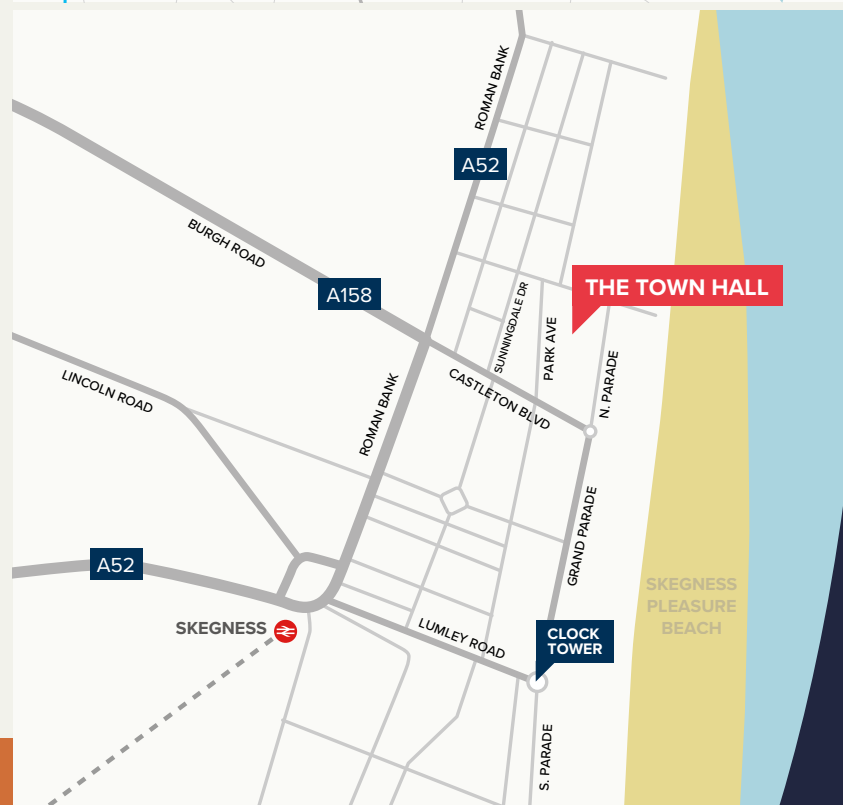
- Grade II Listed office building (The Town Hall) & residential dwelling (The Lodge)
- 20,508 sq ft (1,905 m²) NIA
- Within close proximity of the seafront and main tourist areas of the town
- Would suit a variety of alternative uses (STP)
- Freehold with vacant possession upon completion

Location

Skegness is a large seaside town and civil parish in the East Lindsey District of Lincolnshire. On the Lincolnshire coast of the North Sea, the town is situated 43 miles (69 km) east of Lincoln and 22 miles (35 km) north-east of Boston.

The town has a resident population of circa 19,500, which increases significantly during the seasonal tourist period between April and September, and benefits from a district population of circa 140,000.

The town lies on the A52 and A158 roads, connecting it with Boston and the East Midlands, and Lincoln respectively.



ROAD

The A52 road from Newcastle-under-Lyme to Mablethorpe passes through Skegness via Nottingham, Grantham and Boston. The A158 from Lincoln terminates in the town. The A1028 connects Skegness with the A16, which runs from Grimsby to Peterborough via Louth.

Travel Distances & Times

22 miles north east of Boston (40 min)
39 miles south east of Grimsby (55 min)
43 miles north east of Lincoln (1 h 7 min)
52 miles north east of Grantham (1 h 25 min)
77 miles east of Nottingham (1 h 50 min)
137 miles north of London (3 h)



RAIL

Skegness railway station is the terminus for the Grantham to Skegness ("Poacher") line which runs hourly services from Nottingham via Grantham.



AIR

Humberside Airport (41 miles)
Doncaster Sheffield Airport (60 miles)
East Midlands Airport (73 miles)
London Stansted (87 miles)

POSTCODE: PE25 1DA



Situation

The property is situated between North Parade to the east and Park Avenue to the west with vehicular access to both roads.

North Parade is part of the northern urban area of the town and runs parallel with the seafront. North Parade feeds into the junction of Grand Parade / Lumley Road (B1451) to the south which in turn feeds into Tower Esplanade and South Parade which are considered to be the main tourist The areas at the junction of the famous Skegness Clock Tower.

Leisure & Tourism / Visitor Economy

Skegness has been identified as the fourth most popular tourist resort in the UK by visitor numbers (GLLEP SEP, 2014-2030) making tourism a major economic sector for Skegness.

The tourism industry in East Lindsey has seen year-on-year economic growth since 2009, with the latest (August 2019) STEAM report, valuing East Lindsey's tourism sector at £699 million; representing a £45 million (7%) increase between 2017 and 2018. A number of new attractions and tourist facilities have recently been developed in the town, including Skegness Aquarium, X-site Skate and BMX Park, and a Premier Inn. The Sky Pier complex is also currently being developed on Grand Parade, which will include a bar, food court, function room, observation deck and museum.

Skegness specifically has also seen a rise in tourism with the total number of visitors to Skegness and Ingoldmells increasing between 2014 and 2015 by 9.2% and expenditure increasing by 10.0% over the same period (East Lindsey District Council STEAM Final Trend Report, 2013-2015). This report also found that between 2014 and 2015 the number of FTEs (Full Time Equivalent) jobs in Skegness and Ingoldmells increased by 6.1% to 2,846 with the vast majority (68.9%) being in accommodation, food and drink, or indirect tourism-related employment. Redevelopment of the Tower Gardens Pavilion site is also underway, which will provide a new community hub including tourist information facilities.



£699m
estimated tourism
sector*

*STEAM report (August 2019)



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and drink, or indirect tourism-
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*East Lindsey District Council STEAM Final Trend Report, 2013-2015

The Property

The Town Hall was constructed in 1926 to the designs of William Henry Ansell as a convalescent home. It is built in red brick with stone dressings and a roof covering of red pantiles and comprises a large central block with wings at an angle linked to lower pavilions on the east and west sides. An extension dating to the second half of the 20th Century adjoins the west side of the west pavilion.

The building was converted to be used as the Town Hall in 1964 retaining all of its imposing architectural features of the period. The entire building is linked at ground and upper floors with the exception of the residential building which is detached and an ancillary building used as a garage and store.

The rooms within the building have largely been used as offices for the council and have been adapted and modernised for this purpose.

Accommodation

Floor	sq ft	sq m
Ground	6,373	592.1
First	4,822	448.0
Second	9,313	865.2
Total NIA	20,508	1,905.3



Site Area

Approximately 2.49 acres (1.006 hectares).

Tenure

Freehold with vacant possession upon completion.

Listing

Former Skegness Convalescent Home.

List Entry Number: 1474562.

Grade: II



Rateable Values

ADDRESS	DESCRIPTION	RATEABLE VALUE
Eldc Town Hall	Offices and premises	£56,000
Lincs C C Lincs Probation Service	Offices and premises	£11,750
Town Hall Annexe	Offices and premises	£9,200
Skegness Town Council 1st Floor	Offices and premises	£3,000
Skegness Town Council	Offices and premises	£2,950
Radio Lincolnshire Radio Lincolnshire	Offices and premises	£2,500

ADDRESS	DESCRIPTION	RATEABLE VALUE
Room 308/309	Offices and premises	£2,175
Room 242 1st Floor	Offices and premises	£1,975
Rooms 328/330 2nd Floor	Offices and premises	£1,575
Room 312 2nd Floor	Offices and premises	£1,450
Room 316 2nd Floor	Offices and premises	£1,375
Room 310 2nd Floor	Offices and premises	£1,225
Rooms 326/326a 2nd Floor	Offices and premises	£710

Council Tax

The Lodge – Band C.

Services

We understand that mains water, drainage, electricity and gas are connected to the property.

Energy Performance Certificates

The Town Hall:

Exempt as Listed building.

The Lodge:

Energy rating: D66.

Valid until: 14 June 2031.

Certificate number: 2461-0141-4020-2111-9972.



Method of Sale

The property is offered for sale by way of an informal tender with **best and final offers required by 12pm (noon) on Friday 29th April 2022**. All tenders must be in writing and reach the email inbox of afrance@lsh.co.uk no later than the deadline and include the following information:

- The full identity of the purchaser;
- The proposed purchase price, clearly stated in figures and words;
- Proof of funding and confirmation of any finance needed;
- Basis of offer – unconditional / conditional (please state all conditions);
- Confirmation of proposed timescale for exchange of contracts; and
- Confirmation of purchaser's legal team

Please note that the vendor is not bound to accept the highest or indeed any other offer.

Further Information

GUIDE PRICE

Offers in excess of £600,000 are invited for consideration.

PLANNING

Interested parties are advised to make any planning related enquiries direct to the planning department of East Lindsey District Council (01507 613175).

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the vendor's sole agents.

**Lambert
Smith
Hampton**

01522 698 888

ANDREW FRANCE BSC (HONS) MRICS

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