

INDUSTRIAL INVESTMENT

FOR SALE



Unit 2, Hassall Road, Skegness, Lincolnshire  
PE25 3TB

#1235093/2026A

Eddisons

# UNIT 2, HASSALL ROAD

SKEGNESS, LINCOLNSHIRE, PE25 3TB



Agreement

For Sale



Detail

Investment



Price

OIEO £700,000  
(8.82% NIY after acquisition costs)



Size

2,034.80 sq m (21,901 sq ft)



Location

Skegness, PE25 3TB



Property ID

#1235093/2026A

**For Viewing & All Other Enquiries Please Contact:**



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Trainee Surveyor

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## Property

The property comprises a detached industrial building of steel portal frame construction with brick/block walls surmounted by lined sheet clad elevations and similarly clad pitched roofs.

The building provides an open plan warehouse area with solid concrete floor and modern office accommodation over ground and first floors, finished with painted plastered walls and ceilings with mounted lighting and perimeter trunking.

The property has loading, circulation and parking to the front.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
<strong>Ground Floor</strong>		
Warehouse	1,156.90	12,452
Offices	86.30	929
<strong>First Floor</strong>		
Offices	80.20	863
<strong>Total GIA</strong>	<strong>1,323.40</strong>	<strong>14,244</strong>
Mezzanine	711.40	7,657

## Energy Performance Certificate

An EPC has been commissioned.

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We await formal confirmation from the Local Planning Authority, however, it appears that the established use for the property falls under Class E(g) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** East Lindsey District Council  
**Description:** Factory and Premises  
**Rateable Value:** £38,750

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The Freehold of the property is available **For Sale**, subject to a Full Repairing and Insuring lease (subject to a schedule of condition) to Unique Car Mats (U.K.) Limited for a period of years to expire on the 30th November 2031 at a commencing rental of £65,000 p.a.x.

The lease incorporates an upwards only rent review (in line with Market Rent) as at the 1st June 2028.

## Covenant Strength

Unique Car Mats (U.K.) Limited (101693776) has been manufacturing high quality tailored car mats and boot liners in Skegness since 1989. It has a Creditsafe rating of C48. Further details available on request.

## Price

**OIEO £700,000 (8.82% NIY after acquisition costs)**

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

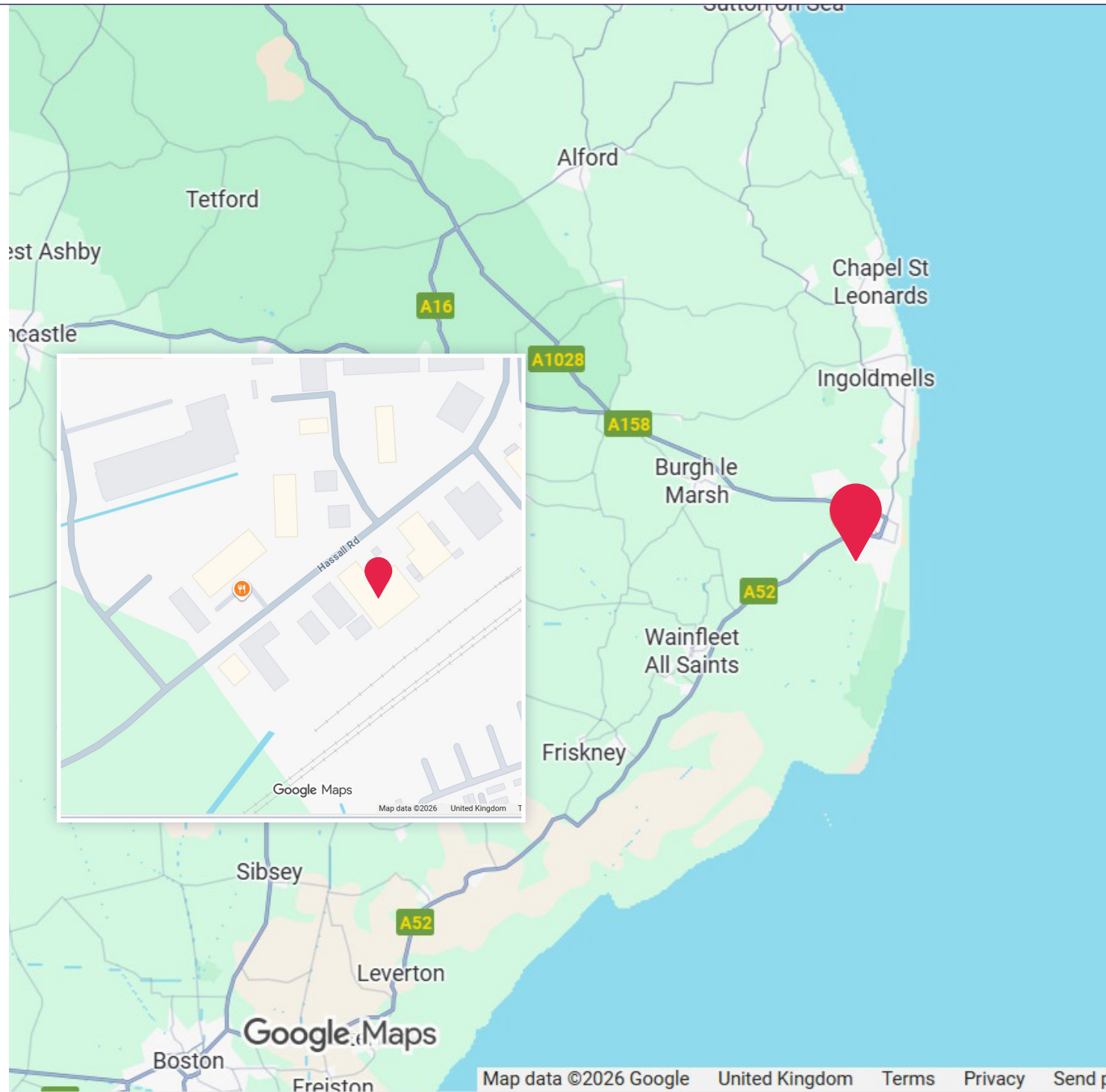
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The property occupies a convenient position within an established industrial estate in the popular Lincolnshire coastal resort of Skegness.

A new link road has been constructed in recent years, connecting Hassall Road with Holly Road.

Skegness College have opened a £14 million campus on land to the north east and impending investment in the immediate vicinity will also include the creation of a new £20 million 20 acre carbon neutral cleanroom laundry campus for major Skegness employer Micronclean.

Skegness has a resident population of 20,701 with this estimated to increase significantly (to over 250,000) during summer months.



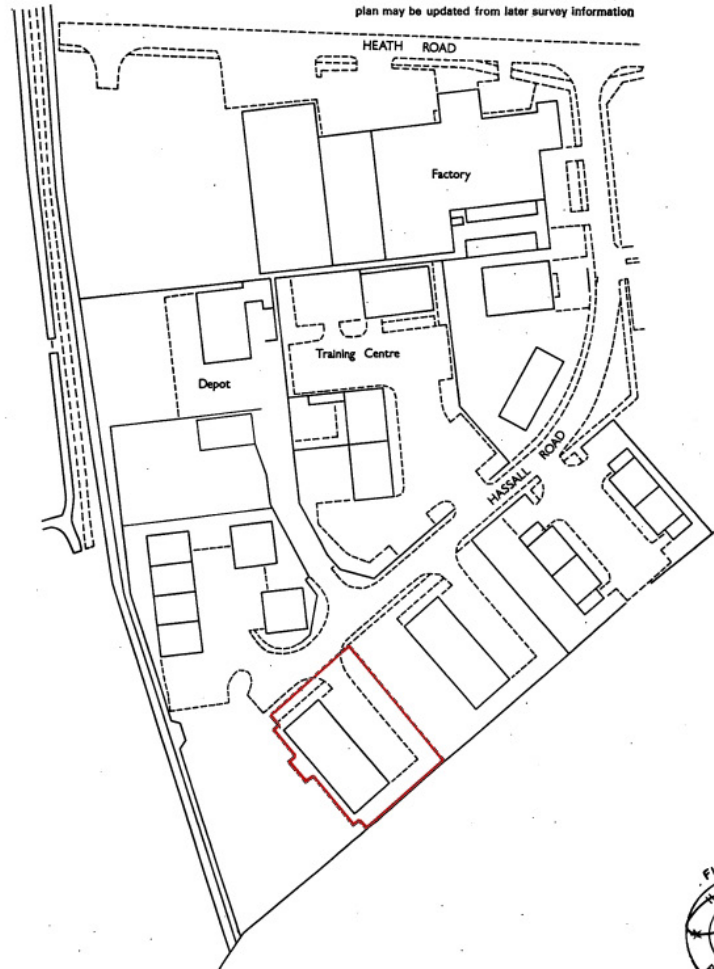


Google Maps



H.M. LAND REGISTRY		TITLE NUMBER	
		<b>LL 116300</b>	
ORDNANCE SURVEY PLAN REFERENCE	TF 5562	SECTION C	Scale 1/1250 Enlarged from 1/2500
COUNTY LINCOLNSHIRE	DISTRICT EAST LINDSEY	© Crown copyright 1987	

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 09 December 2025 at 14:03:23. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Kingston upon Hull Office.

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