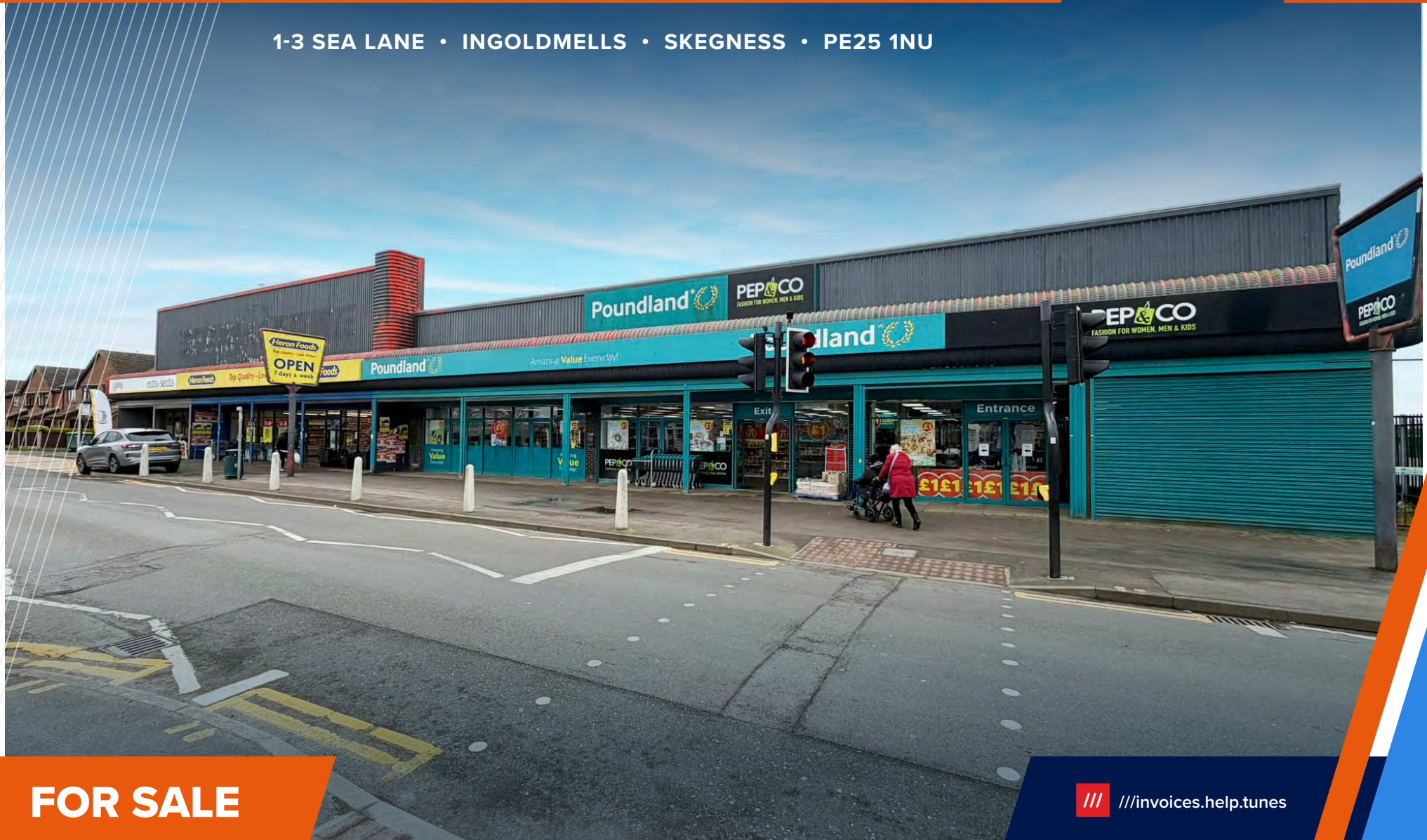


Ingoldmells Local Centre

TDB
Real Estate
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1-3 SEA LANE • INGOLDMELLS • SKEGNESS • PE25 1NU



FOR SALE

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Prominent Neighbourhood Retail Investment in Popular Seaside Resort
9.5% Net Initial Yield



KEY HIGHLIGHTS

- Located on the Lincolnshire coast, Ingoldmells and the wider Skegness area form one of the UK's largest concentrations of tourist caravan parks
- Approximately **39,000 caravans** in Ingoldmells and Skegness
- Approximately **4.5 million visitors** to the district annually
- **4th most popular UK holiday destination** for domestic tourists
- Home to **Butlins**, attracting over **400,000 visitors annually**

INVESTMENT SUMMARY

- Securely let to **Heron Foods, Poundland and Cooplands Bakery**
- Located on **Sea Lane**, the main route from caravan parks to the beach & Fantasy Island
- **New leases** to Poundland & Cooplands
- **Total rent: £110,000 per annum**

PROPOSAL

- **Quoting a price of £1,095,000** (one million and ninety five thousand pounds)
- **Net Initial Yield: 9.5%** (assuming normal purchaser's costs)



Location

Ingoldmells sits on the north-east Lincolnshire coast, approximately 3 miles north of Skegness, within the East Lindsey district.

The area is renowned as the home of Butlins and Fantasy Island, two of the East Midlands' most popular tourist destinations. The East Lindsey district contains approximately 39,000 mobile homes, the highest concentration in Europe.



ROAD

Boston	22 miles
Grimsby	39 miles
Lincoln	43 miles
Grantham	52 miles
Nottingham	77 miles
London	137 miles



RAIL

Skegness railway station serves as the terminus of the Grantham to Skegness ("Poacher") line, providing hourly services from Nottingham via Grantham.

Tourism



One of the UK's largest concentrations of tourist caravan parks

Approximately **39,000 caravans** across Ingoldmells and Skegness



Around **4.5 million visitors annually**



Ranked the **4th most popular UK holiday destination** for domestic tourists



Home to **Butlins Skegness**, attracting **400,000+ visitors each year**



Approximately **£213 million annual tourism spend**



Population increases from **20,000 to 250,000+** during peak summer months

Situation

The property occupies a **prominent position on Sea Lane**, linking Fantasy Island and the coastline with inland Lincolnshire.

Located **opposite Tesco**, with a range of nearby pubs, bars and retail occupiers.

Description

The property was historically an amusement arcade and has been **redeveloped into three retail units**.

The property comprises a two storey property with clad elevations and a part flat, part pitched roof.

Accommodation

We understand the properties have the below gross internal areas.

	Unit 1 Poundland	Unit 2 Heron Foods	Unit 3 Cooplands
Ground Floor	11,030 sq ft	9,610 sq ft	1,250 sq ft
First Floor	9,850 sq ft	8,500 sq ft	
Total	20,880 sq ft	18,110 sq ft	1,250 sq ft

EPC

We understand the properties have the following EPC's.

Unit 1 – B

Unit 2 – C

Unit 3 – B



Tenancy, Tenure & Covenant

Tenure

Freehold



Tenancies

Unit	Tenant	Lease Start	Lease Expiry	Break Date	Rent	Comments
1	Poundland	01/11/2025	30/10/2030	01/11/2028	£45,000	In occupation since 2020
2	Heron Foods	17/02/2020	16/02/2030		£47,500	In occupation since 2020
3	Cooplands	07/06/2026	07/06/2031	07/06/2029	£17,500	In occupation since 2021
Total					£110,000	

Rental Analysis

- Poundland – £3.34 per sqft (25% on first floor)
- Heron Foods – £4.94 per sqft (25% on first floor)
- Cooplands – £14 per sqft

Covenants

Poundland Limited
Company Number - 02495645

- Experian Score: 10/100
- 650–700 UK stores
- £1.8bn turnover (2024)
- Lease retained post-CVA with rebased rent

Heron Foods Limited
Company Number - 01392197

- Experian Score: 99/100
- Owned by B&M Group
- Turnover: £546m (2025)
- Net Worth: £544m (2026)

Coopland & Son
(Scarborough) Limited

- Experian Score: 41/100
- 150+ stores
- Acquired by Yorkshire investors (2025)





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Pricing

We are seeking **£1,095,000 (One Million and Ninety Five Thousand Pounds)**, reflecting a **Net Initial Yield of 9.5%**, assuming normal purchaser's costs.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, the successful purchaser will be required to provide identification and proof of funds prior to the transaction being completed.

VAT

VAT is payable. It is anticipated that this transaction will be a TOGC.

Further Information

If you require any further information or wish to inspect the property then please do not hesitate to contact:



Jack Brown

Jack@tdbre.co.uk

07969 291 660

Oliver Thompson

Oliver@tdbre.co.uk

07837 191 054

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