



66 Westgate
Louth LN11 9YD

MASONS

EST. 1850

66 Westgate, Louth, Lincolnshire LN11 9YD

An interesting investment opportunity to acquire the freehold interest in a substantial, four-storey, Grade II Listed Period property positioned just a few paces from St. James Church with its magnificent spire, in the heart of Louth. The building is presently arranged as a ground floor two-bedroom flat, a first floor one-bedroomed flat and an upper three-bedroom flat on the second and third floors – two of which are let on assured shorthold tenancies whilst the third has fallen vacant but will be marketed for a new tenant from 7th June.



Directions

On foot, proceed to the west end of St. James' Church and facing Westgate, the property is then directly in front of you. By car, from the traffic lights by St. James' Church travel south on Ugate, take the narrow right turning to Gospelgate and then the first right turning to School House Lane. At the end of this road, turn right along Westgate and proceed towards the church until number 66 is found on the left side.

The entrance to the building will be found by walking through the archway along Westgate Place to the first door on the left where the ground floor communal hallway has a door to the ground floor flat and a narrow winding staircase leading up to the first and upper floor flats.

The Property

This unusual Grade II Listed property has rustic brick facings with feature multi-pane sash windows on the front elevation and an interesting timber-framed mansard roof covered in natural slate.

The three flats have separate gas-fired central heating systems, and the building has a fire alarm system. In addition to the timber-framed sash windows, there are some metal-framed windows and some of these have diamond lattice and multi-pane glazing. The ground and upper floor flats are currently tenanted on assured shorthold tenancies and details of the pertinent dates and current rental income are shown following an account of the accommodation within each below. The first floor flat is vacant and being remarketed for a shorthold tenancy from 7th June

A communal ground floor hallway has a door into the ground floor flat while a winding enclosed staircase spirals upwards to the two further flats.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor Flat

Dining Kitchen

A spacious room with ample space for a dining table and a range of oak-effect base and wall cupboard units with roll edge work surfaces and ceramic tiled splashbacks, together with a single drainer stainless steel sink unit. Beko electric cooker, laminated floor covering, radiator and strip light.

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Large multi-pane window to the side elevation, electricity consumer unit with MCB's. Door to:

Pantry

With shelving, side window, electric light and wall-mounted Ferroli gas-fired combination condensing central heating boiler.

Sitting Room

A particularly spacious sitting room positioned at the front of the building with three superb twelve-pane sash windows to the front elevation, all having working shutters. Fire surround finished in stone slips with an inset gas fire on hearth. Radiator and oak floor surround to a carpet well.

Inner Hallway

With doors off to the bedrooms and bathroom.

Bedroom 1 (rear)

A large double bedroom with steps down from the hallway, radiator and side window.

Bedroom 2

A smaller double bedroom with radiator and side window.





Bathroom

White suite comprising panelled bath with shower mixer unit over and wall grip, low-level WC and pedestal wash hand basin. Ceramic tile splashbacks, radiator, side window and built-in linen/storage cupboards.

First Floor Flat

Approached through a main door off the spiral staircase which leads through the building, into the:

Hallway

With rear multi-pane window presenting fine views across the town. Hardwood floor, central heating thermostat and door to a utility cupboard with small rear window, shelving, plumbing for washing machine together with the Viessman gas-fired central heating boiler. Inner landing with doors off to the bathroom and bedroom.

Sitting Room

An elegant and spacious seating and dining area with three large twelve-pane sash windows on the front elevation. Fireplace with painted pillared and quarry tiled surround, hearth and gas fire. Ceiling light point, two wall light points, radiator and hardwood floor. Four-panelled door from the hallway.



Breakfast Kitchen

With base cupboards and drawers, two wall cupboards, work surface, ceramic tiled splashbacks, electric cooker point and single drainer stainless steel sink unit. Radiator and twelve-pane sash window to the front elevation with working shutters.

Double Bedroom

A spacious bedroom with a painted ceiling beam, large rear window, ceiling light point and wall light point. Door to a deep, recessed wardrobe with shelving to one side, clothes rails and electric light.

Bathroom

White suite comprising a small, enamelled, panelled bath, pedestal wash hand basin and low-level WC. Radiator, side window and linen cupboard within which the foam-lagged hot water cylinder is located, together with linen shelving. Ceramic tiled walls to three sides of the bathroom.



Upper Floor Flat

With doorway from the top of the winding staircase into a:

Hallway

On split levels with radiator, emergency lighting and electricity consumer unit with MCB's.

Lounge

A particularly spacious room with four arch-top, multi-pane sash windows on the front, south elevation, three wall light points on dimmer switch, two radiators and a ceramic tiled fireplace and hearth with open grate. Deep recess with built-in base cupboard. Views towards the handsome Period buildings facing and glimpses of the church to the east.





Dining Kitchen

Positioned at the rear of the property with two diamond lattice leaded pane windows presenting attractive views to the north-east across the Period buildings and gardens in the conservation area.

Beech-style kitchen units comprising base cupboards and four drawer units, roll edge, granite-effect work surfaces with tiled splashbacks, single drainer stainless steel sink unit and single and double wall cupboards. Tall built-in larder cupboard with shelving and door to a recessed cupboard with original peg-style coat hooks and shelves to each side. Two ceiling light points and radiator.

Utility/boiler room

with space and plumbing for washing machine, wall mounted Vaillant combination gas central heating boiler with integral programmer, radiator and tall cupboard to one corner. Window on the side elevation with obscure-glazed leaded panes.



Bathroom

White suite comprising panelled bath with Triton electric shower unit over and folding glazed side screen; pedestal wash hand basin and low-level, dual-flush WC. Ceramic tile splashbacks and tiled sills to two windows, one having leaded diamond lattice panes. Radiator.

Winding staircase with handrail from the hallway up to the:

Third Floor

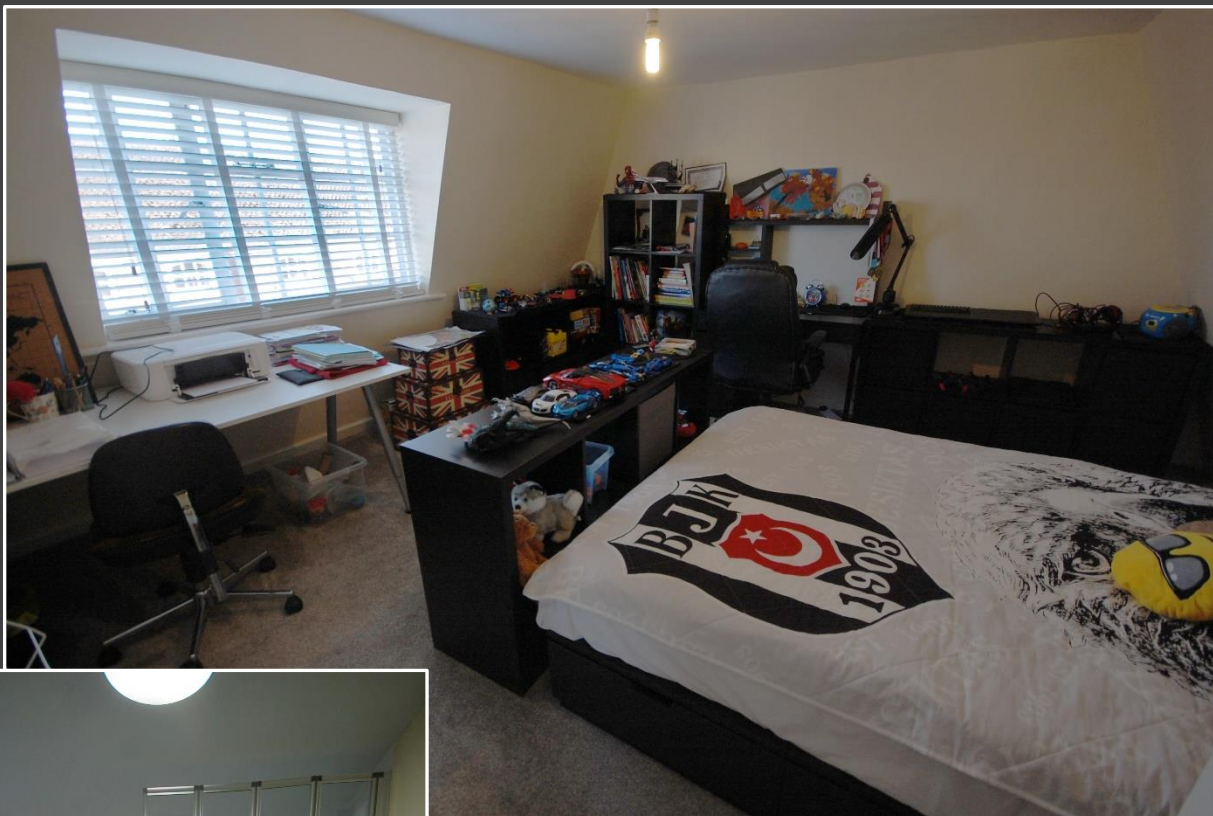
Landing

With pillared balustrade to the stairwell, angled wall features shaped to the mansard roof slopes, emergency lighting and a large multi-pane side sash window onto the leaded flat roof with parapet wall above the bathroom. (NB. Occupiers of this flat have utilised this window and the roof space to raise large items of furniture into the building).

Bedroom 1 (rear)

A good size double room with sloping walls to each side following the shape of the mansard roof and two rear windows with diamond lattice leaded panes presenting fine views to the north-east, as enjoyed from the kitchen below. Arched brickette feature fireplace with projecting plinths, hearth and open grate. Radiator and ledged door with beaded planks to a walk-in cupboard, within which is the trap access to the roof void.





Bedroom 2 (front)

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Another spacious double room, also having the sloping front and rear walls dictated by the mansard roof with a projecting metal-framed, multi-paned window on the front elevation. Radiator and attractive views across the south side of the church and over the roof tops of the Period buildings facing.

Bedroom 3 (front)

An L-shaped double room, again having sloping walls to the front and rear following the shape of the mansard roof, with an inset front metal-framed, multi-pane dormer window presenting views as from bedroom two. Radiator.

Outside

On the opposite side of Westgate Place there is a range of brick and pantile outbuildings which form separate stores for each of the three flats for wheelie bins and general storage. In addition, there are two garden areas with a low brick wall and pathway entrance from Westgate Place.



Short Hold Tenancies

The ground floor flat is let on an assured shorthold tenancy which commenced on 26th February, 2016 and the current rent is £460 per calendar month.

The first-floor flat is vacant and being remarketed from 7th June on a shorthold tenancy basis at a rent of £500 per calendar month.

The upper floor flat is let on an assured shorthold tenancy which commenced on 1st May, 2019 and the current rent is £500 per calendar month.

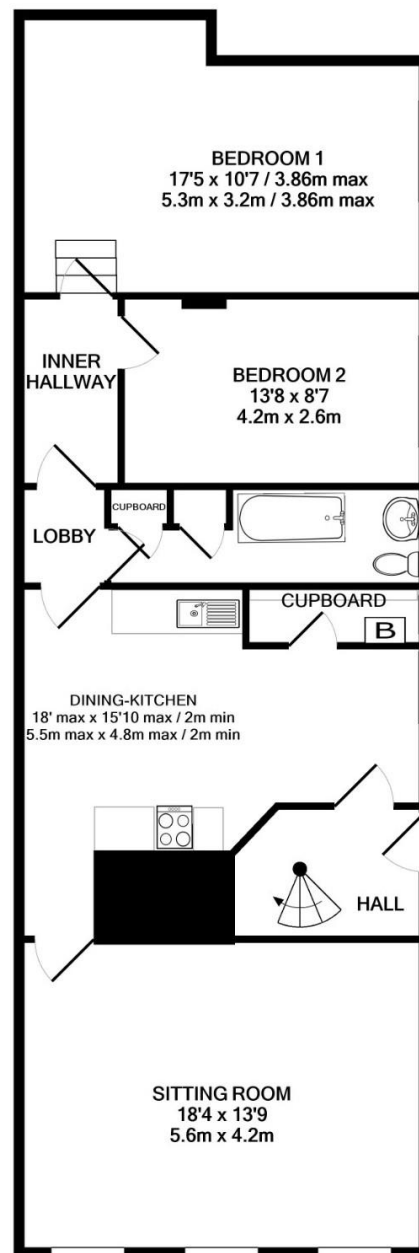
Please note that the three flats have been let and managed through Masons Lettings for some time and if you require any further information please feel free to contact us.

Viewing

Strictly by prior appointment through the selling agent. Viewings will be accompanied, and we will need to obtain contact all three tenants to make a convenient appointment for the whole property to be viewed.

Location

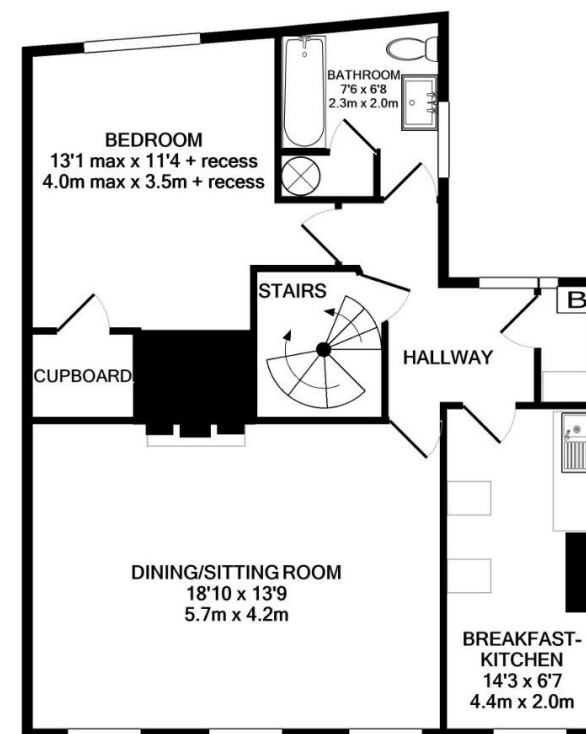
Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year. Louth is especially admired for the many independent shops and traders together with a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.



GROUND FLOOR
APPROX. FLOOR
AREA 978 SQ.FT.
(90.9 SQ.M.)

Floorplans of the Ground Floor and First Floor Flats

NB The property is a Listed Building and does not therefore require an EPC



1ST FLOOR
APPROX. FLOOR
AREA 732 SQ.FT.
(68.0 SQ.M.)

Floorplans of the upper Flat and approximate floor area of all three flats to the right

There are highly regarded primary schools and academies including the King Edward VI Grammar, which is just a short walk from the property.

The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre. Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields.

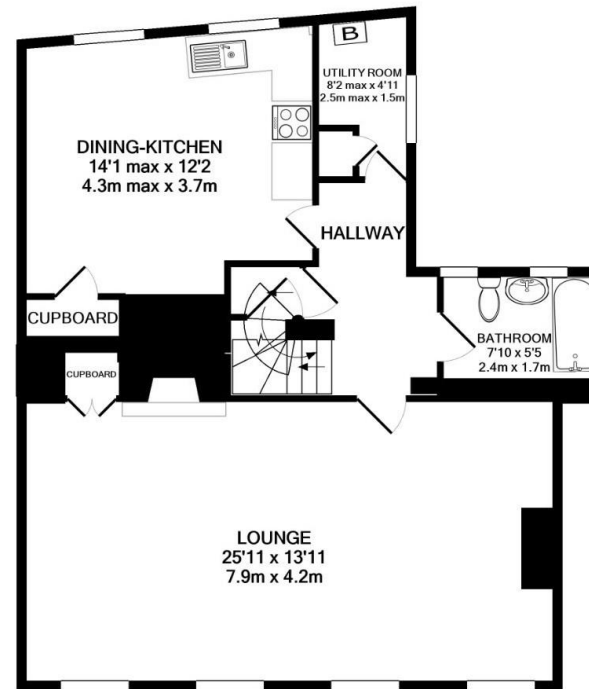
The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

General Information

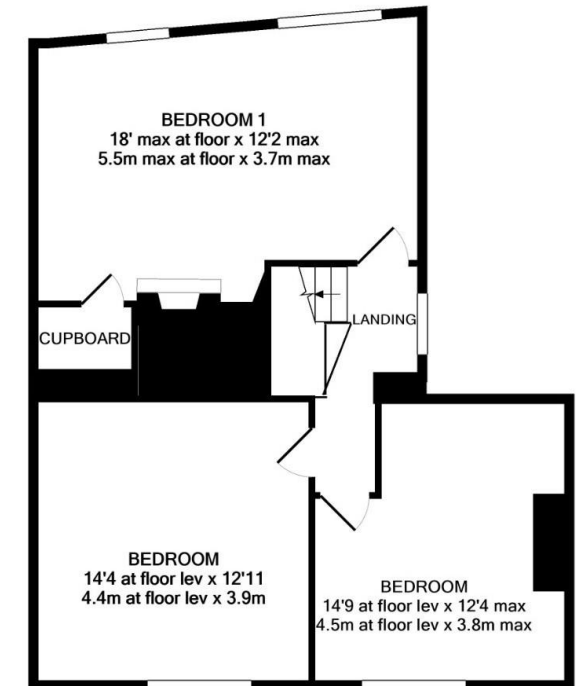
The freehold interest of this property is offered for sale subject to the three shorthold tenancies as detailed above. The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated.

Any Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We understand that the three flats are connected to mains gas, water, electricity and drainage but no utility searches have been carried out to confirm at this stage. All three flats are in Council Tax band A.

TOTAL APPROX. FLOOR AREA 3109 SQ.FT. (288.8 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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2ND FLOOR
APPROX. FLOOR
AREA 718 SQ.FT.
(66.7 SQ.M.)



3RD FLOOR
APPROX. FLOOR
AREA 681 SQ.FT.
(63.3 SQ.M.)

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Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

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