



CHOICE PROPERTIES

Estate Agents

116 & 116a Eastgate,
Louth, LN11 9AA

Price £345,000



Located in the heart of the thriving market of Louth, Choice Properties are delighted to bring to market this magnificent multi use property which provides any prospective buyer with the perfect investment opportunity. This grade II listed Georgian period property still retains much of its historic charm and character but was converted in 2007 in order to create a block of three apartments and a shop unit below. Situated practically opposite the Northgate long and short stay car parks, the property occupies a prime location in the centre of Louth providing both the shop with footfall and the flats with easy access to local amenities. With the ability to be used for both long term and holiday lets, Early Viewing Is Highly Advised.

The interior of this Georgian period multi use investment property comprises:-

Shop Front

13'2 x 44'0

Well proportioned shop front with entrance door and large floor to ceiling shop windows to front aspect. Power points. Door to:-

Store Room

9'4 x 13'11

Back room providing space for either storage or as back office. Power points.

SEPARATE TO THE SHOP UNIT IS:

Communal Entrance Hall

5'4 x 4'9

With hardwood entrance door and storage cupboards housing electric meters. Chequerboard ceramic tiling to floor. Telephone intercom system to all three flats. Door to:-

Communal Hallway

5'5 x 15'11

With tiled flooring and storage cupboard. Staircase leading to communal first floor landing. Plumbing for washing machine that is currently used as a communal washing machine for all three flats. External door to rear courtyard.

Communal Landing 1

5'2 x 20'

With staircase leading to second floor communal landing. Window to front aspect. Door to:-

FLAT 1

Previously let at £350 PCM

Flat 1 Hall

4'3 x 2'8

With intercom system console.

Flat 1 Kitchen

7'11 x 6'10

Fitted with wall and base units with work surfaces over. One bowl stainless steel sink with mixer tap and drainer. Integrated oven and hob. Power points. Window to rear aspect.

Flat 1 Studio Bedroom/Living

13'4 x 11'0

Fitted with a large storage cupboard.

Flat 1 Shower Room

6'7 x 3'7

Fitted with a three piece suite comprising of shower cubicle with electric shower, pedestal wash hand basin with single taps, and a push flush w.c. Electric shaver points. Window to rear aspect.

Communal Landing 2

3'7 x 9'3

Window to rear aspect. Entrance doors to flats 2 and 3

FLAT 2

Previously let at £380 PCM

Flat 2 Hallway

2'7 x 3'3

Recess. Door to Flat 2 bedroom. Door to:-

Flat 2 Living Room

8'10 x 13'9

Console for intercom system. Radiator. Power points. Tv aerial point. Window to front aspect.

Flat 2 Kitchen

6'1 x 7'0

Fitted with wall and base units with work surfaces over. One bowl stainless steel sink with mixer tap and drainer. Four ring gas hob. Integrated oven and hob. Power points. UVPC window to rear aspect.

Flat 2 Shower Room

5'11 x 4'1

Fitted with a three piece suite comprising of corner shower cubicle with electric shower, pedestal wash hand basin, and a push flush w.c. Part tiled walls. Wall mounted cabinet with mirror over.

Flat 2 Bedroom

10'1 x 5'11

Double bedroom with two windows to front aspect. Power points.

FLAT 3

Currently occupied and let at £425 PCM. (Will be vacant by the end of May 2025)

Converted attic with original exposed beams

Flat 3 Living Room

10'11 x 10'8

With a private staircase leading up to the living room. Large feature beam to vaulted ceiling. Fitted shelving. Radiator. Power points. Tv aerial point. Two windows to front aspect. Door to bedroom. Door to :-

Flat 3 Kitchen

6'3 x 6'11

Fitted with wall, base, and drawer units with work surfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Four ring gas hob. Integrated oven and hob. Tiled flooring. Beamed ceilings. Space for fridge freezer. UVPC window to rear aspect.

Flat 3 Bedroom

7'9 x 10'10

Double bedroom with beamed ceilings. Radiator. Power points. Window to front aspect. Door to:-

Flat 3 Ensuite Shower Room

5'6 x 8'4

Fitted with a three piece suite comprising of corner shower cubicle with electric shower, push flush w.c, and pedestal wash hand basin with single taps. Tiled flooring. Spot lighting. Feature stained glass windows.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

Viewing Arrangements

Viewing by appointment through Choice Properties Louth on 01507 860033.

Opening Hours

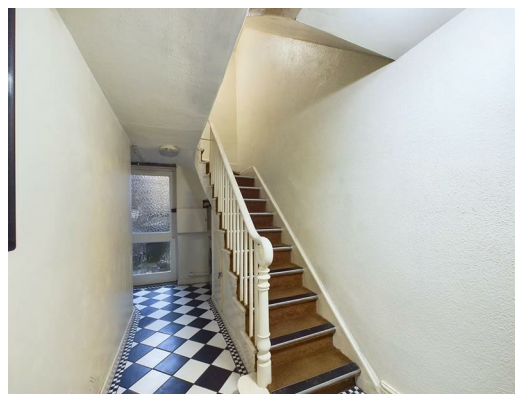
Monday to Friday 9.00 a.m. to 5.00 p.m.

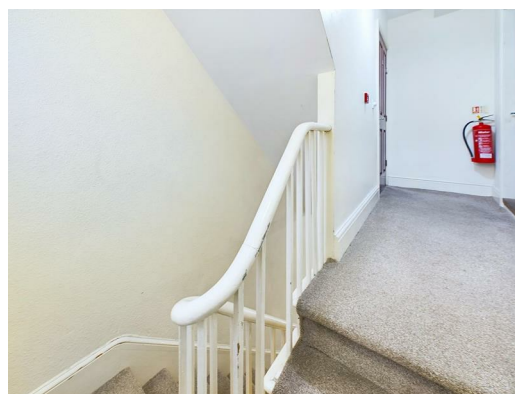
Saturday 9.00 a.m. to 3.00 p.m.

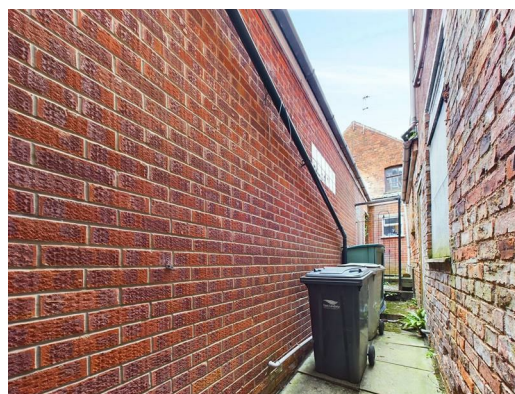
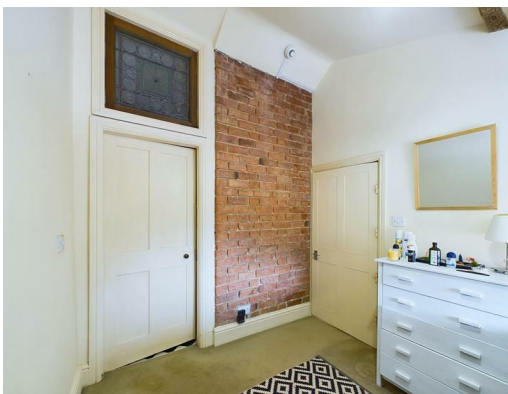
Making an Offer

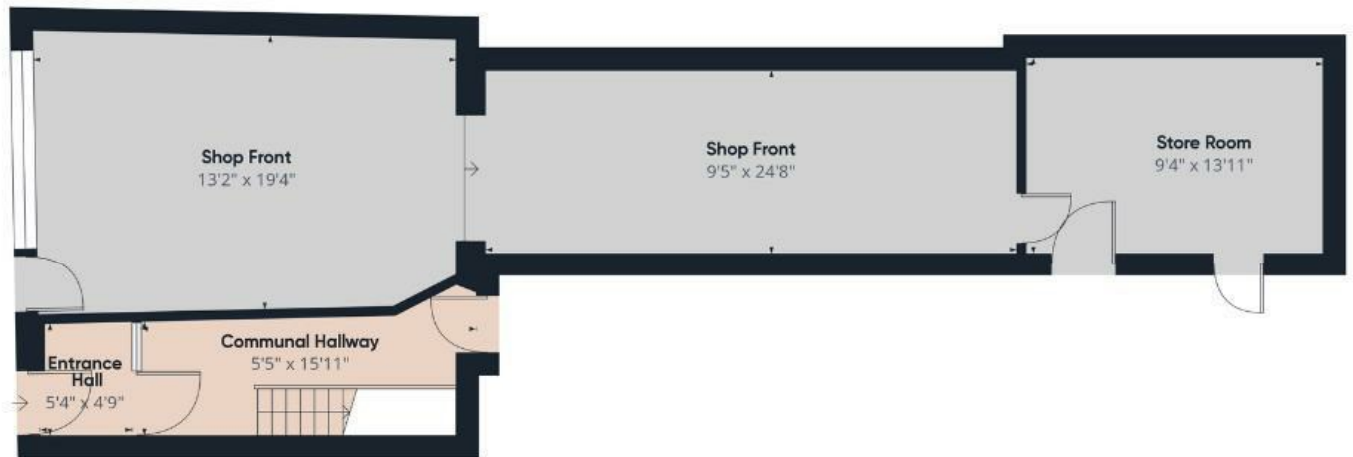
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.









Floor 0



Floor 1



Floor 2



Floor 3

Directions

From our Louth Office on Mercer Row head east past the Market Place where the road becomes Eastgate and continue until you reach the junction with Northgate and you will find the property on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

