



## 64 EASTGATE, LOUTH, LN11 9PG

- Retail/office space
- High footfall
- Outline Planning consent granted 2022 for 3 terrace houses and 1 first floor flat in former car park
- EPC Rating - C (Ground Floor)
- Prominent town centre position
- Ideal for numerous uses (STC)
- Price including development site £500,000.

**PRICE: £500,000 for building plus plots to rear  
OR £350,000 for building only**

## LOCATION

Louth is a market town of approximately 17,000 people, famous for its thrice weekly market and cattle market. The town centre provides essential services for a large rural area and secondary schools, banks and shopping facilities. The town is famous for its sole proprietor independent retailers, including butchers, bakers and specialist clothing shops etc. In addition, the town accommodates the main High Street banks and national retailers including Boots the Chemist, WH Smith, Millets etc. There are 3 supermarkets in the town, being a Co-operative, Morrison's and Aldi.

The former bank premises occupies a prominent position on Eastgate and provides an excellent opportunity in a popular Market Town.

## ACCOMMODATION

### GROUND FLOOR

#### MAIN RETAIL/OFFICE SPACE

8.7m max x 10.8m max



#### FORMER SAFE ROOM

5.2m x 2.97m

#### GLASS FRONTED OFFICE

3.8m x 3.2m

#### STORE

1.5m x 4.7m

#### STORE

2.43m x 2.00m

Staircase leading to:

#### CLEANER'S CUPBOARD/STORE

1.1m x 2.8m

#### TOILETS

2x cubicles with low flush wc's and 2x wash handbasins.

## KITCHEN/STAFF ROOM

4.9m x 3.06m with stainless steel sink and drainer, wall, base and drawer units.

## HALLWAY

With exit to the rear of the property.

## FIRST FLOOR

### HALLWAY

With distribution board in cupboard.

### OFFICE 1

3.98m x 4.25m

### OFFICE 2

3.97m x 1.98m

### OFFICE 3

4.1m x 3.97m

### BOILER ROOM

3.365m x 1.59m with Viessmann boiler.

### HALLWAY

### MEETING ROOM 1

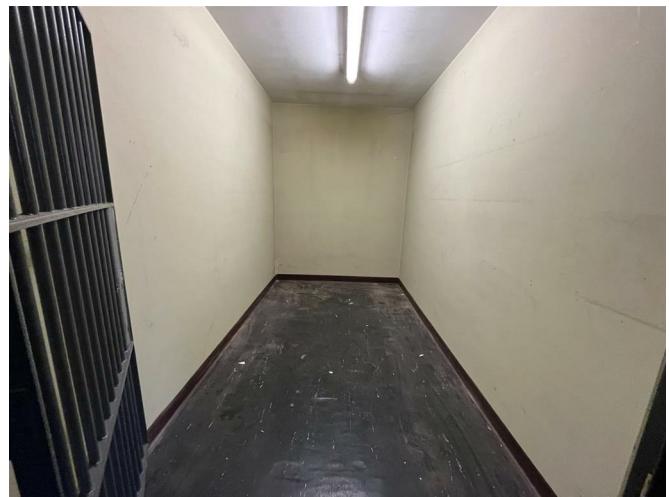
3.79m x 3.43m

### MEETING ROOM 2

3.13m x 3.99m

### VAULT

1.89m x 3.63



### GENTS W.C.

### REAR STAIRWELL

## SECOND FLOOR

### ROOM 1

9.95m x 4m

### ROOM 2

3.3m x 6.1m

## KITCHEN

2.645m x 3.4m with wall, base and drawer units, stainless steel sink and drainer.

## SERVICES

Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants should make their own enquiries.

## REAR DEVELOPMENT SITE WITH OUTLINE PP

Outline Planning Permission has been granted for 3 terrace houses and 1 first floor flat to be constructed in the former car park to the rear of the property, under reference: N/105/01465/22. A full copy of the planning consent and plans of the proposed development are available upon request.

The site is available to purchase with the property for a total asking price of £500,000.

## BUSINESS RATES

Enquiry of the VOA website indicates:-

Description - Bank and premises

Rateable Value - £28,250

Rating Authority - East Lindsey District Council.

## VAT

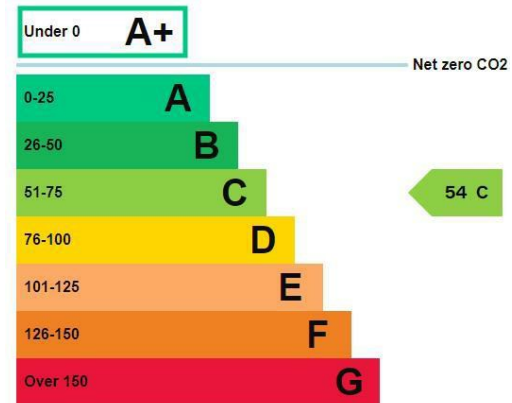
Please note, all prices quoted may be subject to VAT unless stated otherwise.

## VIEWING

Strictly by appointment with the sole agents, TES

Property.

## EPC RATING - Ground floor only



Drawings are for illustrative purposes only.  
Produced using Quick Sketch 3.17.2w

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