



122 & 122A EASTGATE LOUTH, LN11 9AA

FOR SALE

- FOR SALE AS PART INVESTMENT
- Ground Floor retail of 176sq.m/1890sq.ft approx. NIA
- 3 Bedroom flat above achieving income of £500.00 pcm
- Separate access to flat
- Grade II Listed Building
- EPC: 122 = E / 122A = D

PRICE: £315,000

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.

ACCOMMODATION

RETAIL SHOP UNIT

Of irregular layout but provides an internal frontage of 5.84m and an overall depth of 32.31m. The shop has a net internal area of 176sq.m.

LOBBY WITH KITCHEN

1.71m x 2.16m x 2.00m with stainless steel sink and drainer with boiler.

TOILET

Low flush W.C.

OUTSIDE

Small outside yard space accessed off the lobby.

FLAT

Accessed via passageway to the side of the property to a staircase leading to the balcony courtyard area for the flat at first floor level with doorway to the self-contained flat.

HALLWAY

LOUNGE

5.17m x 4.08m

KITCHEN

3.25m x 2.92m with stainless steel sink and drainer and range of wall and base units, pantry cupboard.

BEDROOM 1

2.25m x 4.10m

BATHROOM

1.93m x 3.25m with cupboard, panelled bath with shower over, pedestal hand wash basin and low flush W.C.

SECOND FLOOR

LANDING

BEDROOM 2

3.23m x 4.34m max with dormer window and eaves cupboard containing boiler.

BEDROOM 3

2.87m x 4.41m max with dormer window and eaves storage.

TENANCIES

The first floor flat is currently rented on an AST at £500.00 per calendar month.

BUSINESS RATES

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £13,750

Rating Authority - East Lindsey District Council on 01507 601111.

ENERGY PERFORMANCE CERTIFICATES

Ground Floor = E / Flat = D

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.

VAT

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

VIEWING

Strictly by appointment with the sole agents, TES Property on 01507 601633.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.