

**TES**  
PROPERTY



**138 EASTGATE, LOUTH, LN11 9AA**

## **FOR SALE**

- Excellent Town Centre Location
- 4/5 Bedroom Living Accommodation with separate access
- Fully equipped Kitchen & Bar
- EPC – C (Ground Floor) / D (First & Second Floor)

**PRICE: Offers Over £400,000**

## 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

### GROUND FLOOR

#### ENTRANCE LOBBY

#### RESTAURANT/BAR

95sq.m/1023sq.ft with fitted bar and LADIES' GENTS' WC.



#### STORE/OFFICE

1.96sq.m/21sq.ft

#### KITCHEN

28.61sq.m/308sq.ft fully fitted.



#### STAFF WC

With wc and wash hand basin.

## STORE ROOM

11.69sq.m/126sq.ft with IMI Tribune Premier water heater and Potterton gas fired central heating boiler.

## BASEMENT CELLAR

11.71sq.m/126sq.ft

## LIVING ACCOMMODATION

Accessed via external staircase from driveway.



## BATHROOM

With wc, wash hand basin, shower cubicle and panelled bath.

## BEDROOM (SINGLE)

2.41m x 2.8m with radiator.

## RECEPTION ROOM/BEDROOM

3.08m x 4.917m with radiator and loft access.

## HALLWAY

With wall cupboards.

## FIRST FLOOR

### BEDROOM/OFFICE

2.28m x 3.3m with radiator.

### KITCHEN

4.5m x 2.47m with wall, base and drawer units, stainless steel sink and drainer, electric hob, oven and radiator.



## LIVING ROOM

4.56m x 5.03m with radiator, electric heater and large windows.



## SECOND FLOOR

### BEDROOM

3.3m x 2.27m with radiator.

### BEDROOM

4.546m x 3.92m with radiator.

### BATHROOM/SHOWER ROOM

With wc, shower, cupboard housing Baxi boiler and radiator.

### BEDROOM (L-SHAPE)

3.67m x 3.09m + 1.47m x 1.14m with airing cupboard with radiator.

## LANDING

With fitted wardrobes and loft access.

## OUTSIDE

### DRIVEWAY

To side.

### DOUBLE GARAGE

4.5m x 6.4m with up and over door.

### SIDE STORE/DRY STORE

4.78m x 4.03m

## BUSINESS RATES

Enquiry of the VOA website indicates:-

Description - Restaurant and premises

Rateable Value - £17,500

Rating Authority - East Lindsey District Council on 01507 601111.

## 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.

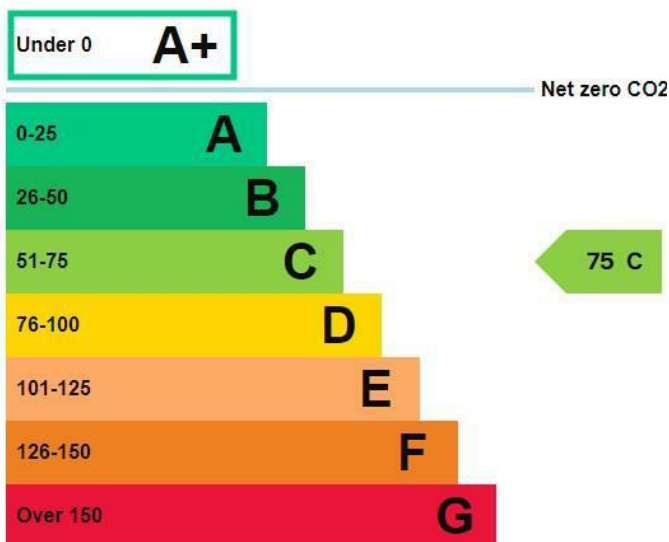
## VAT

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

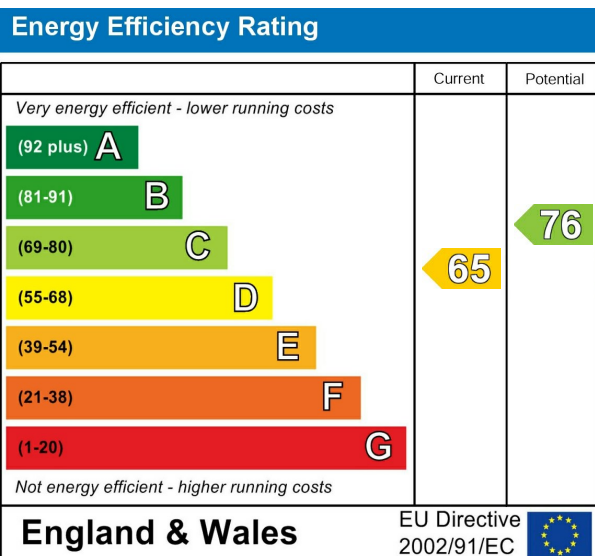
## VIEWING

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

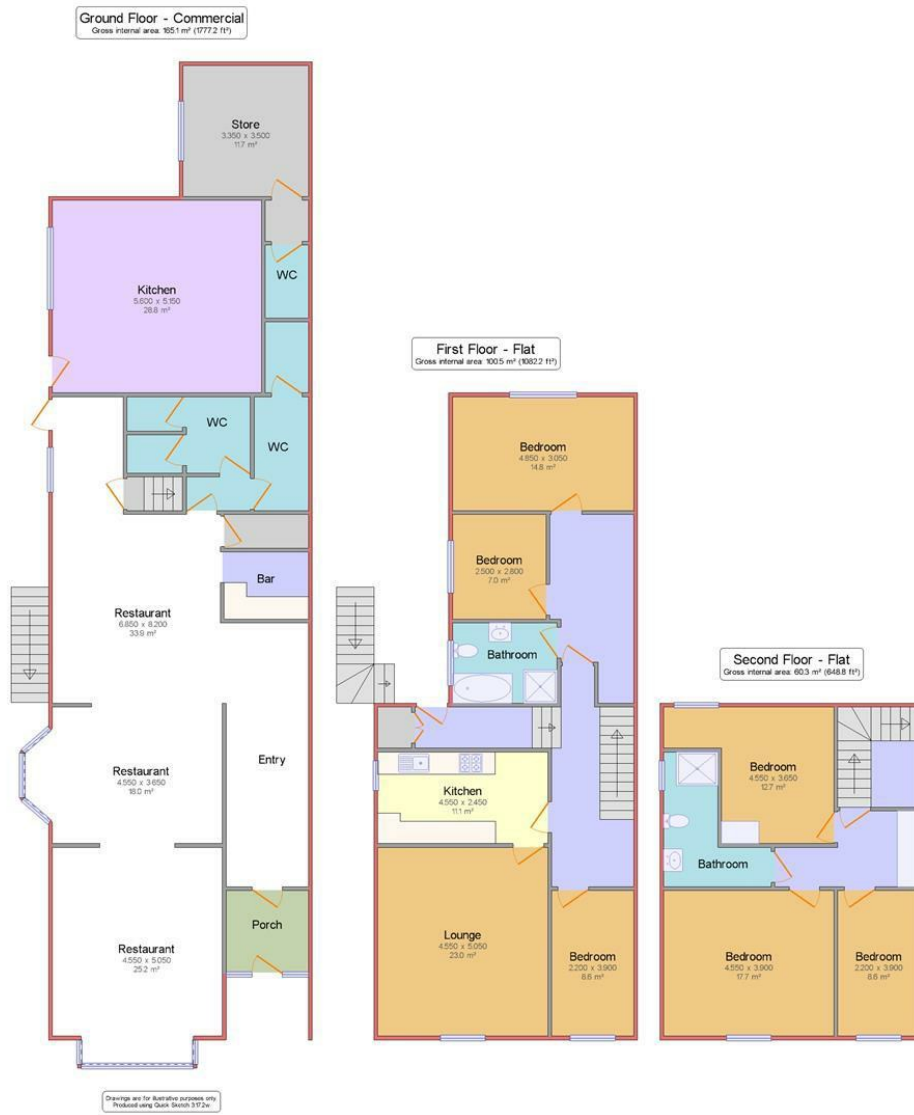
## ENERGY PERFORMANCE CERTIFICATE GROUND FLOOR COMMERCIAL ELEMENT



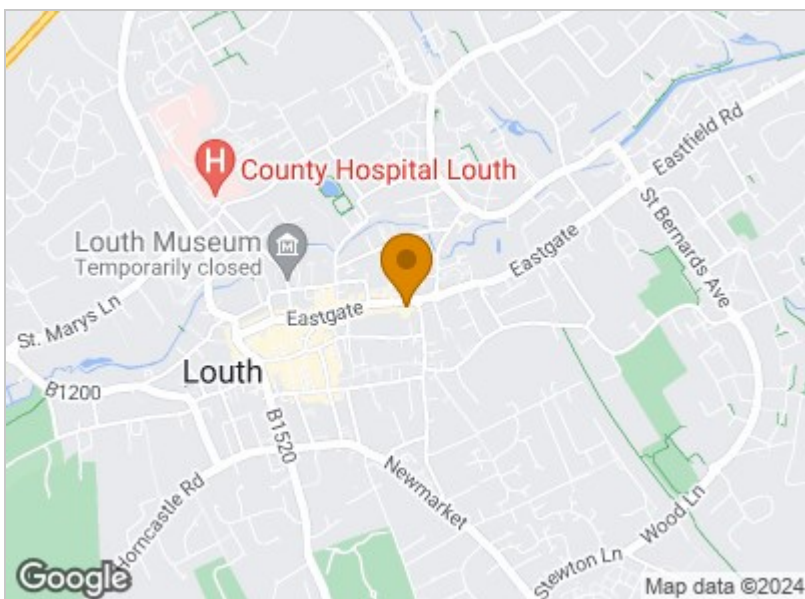
## ENERGY PERFORMANCE CERTIFICATE FIRST & SECOND FLOOR FLAT



# Floor Plan



## Area Map



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY

Tel: 01507 601633 Email: [survey@tes-property.co.uk](mailto:survey@tes-property.co.uk) [www.tes-property.co.uk](http://www.tes-property.co.uk)