



73 EASTGATE LOUTH, LN11 9PL

FOR SALE - INVESTMENT PROPERTY

- Town centre shop with 65.13sq.m/701sq.ft at ground floor level
- Excellent pedestrian through flow
- First floor storage space of 25.39sq.m/273.29sq.ft
- Office space of 12.67sq.m/136.37sq.ft to 2nd floor
- Achieving approx. £9,000 per annum exclusive
- Grade II Listed Building
- EPC - D

PRICE: £165,000

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www.tes-property.co.uk

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

RETAIL SHOP UNIT

2.86m internal frontage x 22.7m overall depth with recessed entrance doorway, staircase to first and second Floor.

CLOAKROOM

1.16m x 2.03m

TOILET

1.07m x 1.24m

With WC.

STAFF ROOM

2.31m x 4.56m

With sink and drainer, gas central heating boiler.

FIRST FLOOR

Landing stretching 12.62m x 2.5m max

STORE ROOM

2.24m x 11.34m

OFFICE

3.43m x 4.36m

SECOND FLOOR

OFFICE

3.59m x 3.537m

TOILET

2.2m x 2.3m

With WC and basin.

TENANCY

We understand the property is currently let on a lease with a rent of £750 per calendar month.

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.

RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £9,300

Rating Authority - East Lindsey District Council.

LEGAL COSTS

Each party will be responsible for their own legal fees in relation to the sale.

VAT

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

VIEWING

Strictly by appointment with the sole agents, TES Property.

ENERGY PERFORMANCE RATING

