



119 EASTGATE LOUTH, LN11 9QE

FOR SALE - INVESTMENT PROPERTY

- Prominent Town Centre Location
- Currently let to menswear shop with storage over
- Achieving approx. £13,000 per annum exclusive
- EPC - D

PRICE: £150,000

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

MAIN SHOP

4.98m x 3.95m

LOBBY

2.40m x 2.00m

REAR SHOWROOM

11.43m x 4.95m

STAIRCASE TO

FIRST FLOOR

ROOM 1

3.45m x 2.49m

ROOM 2

3.41m x 2.46m

ROOM 3

3.3m x 2.43m

KITCHEN

With single drainer stainless steel sink unit with base and wall cupboards.

TOILET

With low level w.c.

OUTSIDE

The property fronts directly onto Eastgate.

TENANCY

We understand that the shop is under lease from 1st November 2022 on a 3 year lease at a rent of £13,000 per annum.

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 - £11,750

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.

ENERGY PERFORMANCE RATING

