



## 54-56 QUEEN STREET LOUTH, LN11 9BL

### INVESTMENT FOR SALE

- Mixed Investment property consisting of cafe and mid-terraced house
- Close to town centre
- 4 bed mid-terraced house let on AST
- Achieving approx. £12,800 per annum exclusive
- EPC Ratings: Cafe - TBC / House - D

**PRICE: £199,995**

## **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**

#### **54 QUEEN STREET**

##### **CAFE**

4.11m x 3.376m

##### **SERVERY**

4.059m x 2.01m

##### **KITCHEN**

2.54m x 3.55m

#### **56 QUEEN STREET**

Mid-terraced house

##### **LIVING ROOM**

3.58m x 4.28m (6.052m max)

With storage cupboard, window to front and radiator.

##### **KITCHEN/DINING**

4.245m x 4.288m

With wall, base and drawer units, stainless steel sink and drainer, electric oven and hob with extractor, tiled splashbacks, radiator, glass panel to roof and window to side.

##### **TOILET**

With wc and wash hand basin.

### **FIRST FLOOR**

#### **BEDROOM 1**

3.53m x 3.06m

With cupboard, radiator and windows to front.

#### **BEDROOM 2**

2.55m x 4.07m

With radiator and windows to rear.

#### **LANDING**

With radiator and wall mounted boiler.

#### **BEDROOM 3**

2.45m x 4.19m

With radiator and window to front.

## **BATHROOM**

3.1m max x 2.55m max

With airing cupboard housing hot water cylinder, bath with electric shower over, toilet, wash hand basin, window to rear and radiator.

## **BEDROOM 4**

2.58m x 3.58m

With radiator and window to rear.

## **TENANCIES**

54 Queen Street is under lease commencing at a rent of £400 per calendar month.

56 Queen Street is under an AST at a rent of £625.00 pcm.

## **RATEABLE VALUE**

Enquiry of the VOA website indicates:-

Description - Café and premises

Rateable Value - £2,800

Rating Authority - East Lindsey District Council.

## **COUNCIL TAX BAND**

East Lindsey Council Tax Band - A

## **EPC ASSESSMENTS**

54 Queen Street - TBC

56 Queen Street - 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.

## **TENURE**

The property is believed to be freehold and we await solicitors confirmation.

## **LEGAL COSTS**

The ingoing tenant will be responsible for the landlord's reasonable legal costs.

## **VAT**

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

## **VIEWING**

Strictly by appointment with the sole agents, TES Property.