



## 17 QUEEN STREET LOUTH, LN11 9AU

### FOR SALE - INVESTMENT PROPERTY

- Situated in a central position close to the town centre
- Ground floor premises let to salon
- First & second floor flat let on AST
- Achieving approx. £10,740 per annum exclusive
- EPC - TBC

**PRICE: £115,000**

## **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 SALON**

3.68m x 4.05m

### **INNER LOBBY**

With wash basin, leading to:

### **REAR ROOM**

4.33m x 3.68m

### **KITCHEN**

2.18m x 1.50m

### **TOILET OFF**

With wash basin and low suite w.c.

## **FLAT**

### **GROUND FLOOR ENTRANCE LOBBY**

### **STAIRCASE TO LANDING**

### **LOUNGE**

4.20m x 3.87m

### **KITCHEN**

2.70m x 2.69m

With single drainer sink unit, range of base and wall cupboards with integrated appliances.

### **BATHROOM**

With suite comprising panelled bath, with pedestal wash basin and low suite w.c, airing cupboard with cylinder and immersion heater.

## **TENANCIES**

The ground floor salon is under lease at a rent of £475.00 pcm.

First & second floor flat is under an AST at a rent of £420.00 pcm

## **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 - £2,950

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**

To be confirmed.