

49/49A RAMSGATE LOUTH LN11 0NG



FOR SALE

- Ground floor former retail premises NIA 81.57 m²/878 ft²
- Highly prominent position
- Excellent frontage to Ramsgate and James Street
- First floor flat currently let by way of an AST
- Spacious 2 bedroomed accommodation
- Outside Sheds
- Freehold for sale
- EPC Rating for the shop: D; Flat : E

PRICE: £139,999

TURNER
EVANS
STEVENS
LIMITED
Estate Agents
Valuers
Auctioneers
Surveyors

GRIMSBY
21 St Mary's Gate DN31 1JE
T 01472 362020 F 362040

LOUTH
6 Cornmarket LN11 9PY
T 01507 601633 F 603917
Also
1 Queen Street LN11 9AU
T 01507 602264 F 600036

SKEGNESS
32 Roman Bank PE25 2SL
T 01754 766061 F 610382

SPILSBY
34 High Street PE23 5JH
T 01790 752151 F 754537

SUTTON ON SEA
2 Evergreen Walk
High Street LN12 2SW
T 01507 441166 F 443481

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Registered in England 03710262

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, in particular, 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.

The property is situated in a highly visual position on the junction of Ramsgate with James Street. The property has 3 large display windows and excellent spacious ground floor commercial accommodation. At first floor, is a large 2 bedroomed flat, current let by way of an Assured Shorthold Tenancy.

ACCOMMODATION

GROUND FLOOR

FRONT SHOP

With 11m/36ft internal frontage with 3 display windows and 4.08m depth, extending to 5.63m.

SECOND SHOP AREA

Extending to 10 m²

KITCHEN

2.92m x 3.6m with stainless steel sink and drainer set in base unit, further stainless steel sink, electric hob and oven, wall and base unit.

REAR HALL

With wall mounted hot water/central heating combination boiler and back door to yard.

OFFICE

2.42mx 1.64m

GENTS WC

LADIES/DISABLED WC

TOTAL NIA

81.57 m²/878 ft²



FIRST FLOOR FLAT

49a RAMSGATE

Currently let by way of an Assured Shorthold Tenancy at a rent of £580 pcm which includes payment for the utility bills except electricity, for which there is a sub-meter. The flat tenant pays council tax in the normal manner.

GROUND FLOOR

Entrance hall with staircase to:

FIRST FLOOR

With inner hallway and inner landing.

LOUNGE

3.91m x 3.48m with arch to:

DINING AREA

2.13m x 1.71m

BEDROOM 1

4.78m x 3.33m

BEDROOM 2

2.6m x 3.46m (average measurements)

KITCHEN

3.68m x 3.52 (average measurements) with stainless steel sink and drainer set in base unit, further base and wall units, cupboard.

STORAGE LANDING

3.58m x 1.86m, with wall mounted gas central heating/hot water boiler.

BATHROOM

3.89m x 2.75m. with panelled bath, low flush WC, pedestal hand basin and built-in cupboard

OUTSIDE

Concrete yard area with shared access to neighbouring properties, 2 storage sheds, wood store and outside WC

PLANNING

The property most recently has been occupied by the County Council and used as a drop-in centre. The property has D1 Use under the Use Classes Order and any prospective purchase is strongly advised to speak to the East Lindsey District Council on 01507 601111, to discuss their end use. The property was occupied for many years as a shop and we believe, originally, was a bakery.

RATEABLE VALUE

Enquiry of the Valuation Office web-site indicates no rating assessment for the commercial element of the property, the property being used for charitable purposes, has been exempt from rates and will need to be reassessed. The flat at 49a Ramsgate, falls within Council Tax Band A.

SERVICES

Each part of the property has its own gas central heating/hot water boiler and there is a full fire alarm system installed. This includes emergency lighting to the ground floor.

AGENT'S NOTE

This property occupies one of the most prominent positions in the town and is ripe for further development, either for commercial use at ground floor or potentially, subject to any planning requirements, for residential conversion

VIEWING

Strictly by appointment with the Turner Evans Stevens Louth office on 01507 602264.

INFORMATION & SERVICES

MEASUREMENTS

Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

THINKING OF SELLING?

If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.

MORTGAGES & FINANCE

If you require independent mortgage advice please contact our Independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.

SURVEYS

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We have a wide variety of properties to let on our books, from small flats to large houses. If you have a property that you would like us to rent out, register it with us for hassle free renting, at terms which you will find hard to beat.

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