



3-5 QUEEN STREET LOUTH, LN11 9AU

FOR SALE

- Ground floor retail/offices premises
- 1 bedroomed flat at 1st and 2nd floor levels
- Grade II Listed Building
- Suitable for numerous uses (subject to relevant permissions)
- EPC – Ground Floor C / 1st & 2nd floors E

PRICE: £60,000

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

SHOP

5.45m max x 4.43m max

WC

FIRST FLOOR

FLAT (TENANTED)

KITCHEN

LOUNGE

SECOND FLOOR

BEDROOM (DOUBLE)

BATHROOM

STUDY

BUSINESS RATES

Enquiry of the VOA website indicates:-
Description - Shop and premises
Rateable Value - £4,050
Rating Authority - East Lindsey District Council on 01507 601111.

SERVICES

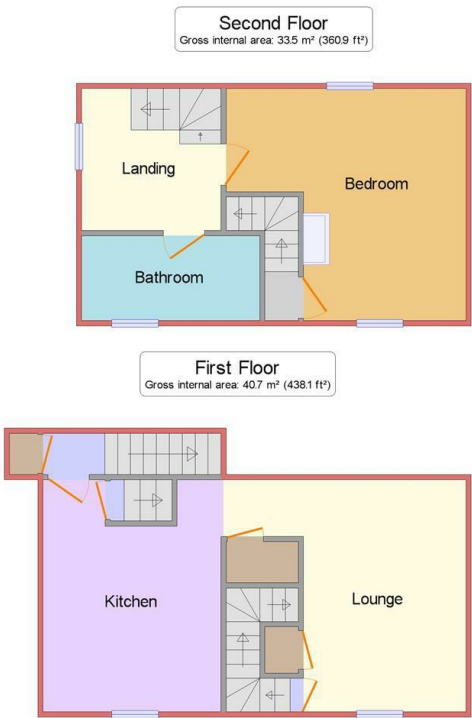
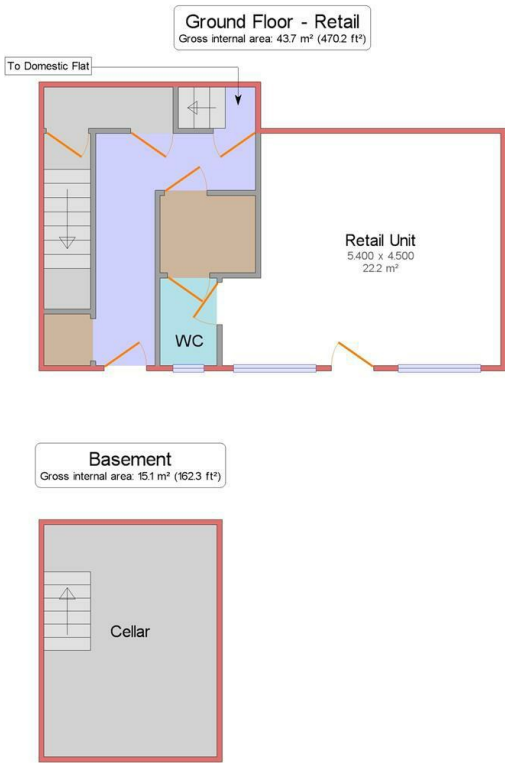
Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants should make their own enquiries.

VAT

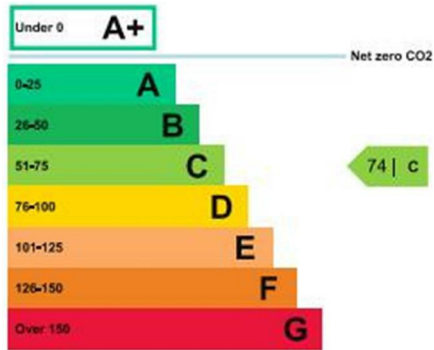
Please note, all prices quoted may be subject to VAT unless stated otherwise.

VIEWING

Strictly by appointment with the sole agents, TES Property on 01507 601633.



ENERGY PERFORMANCE RATING



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.