



180 EASTGATE LOUTH, LN11 9AG

FOR SALE

- Salon premises
- Approx. 61sq.m/658sq.ft
- Internal frontage approx. 4.5m/14.8ft
- Forecourt access/parking
- Planning Permission granted for change of use to 1 dwelling (Application No: 00302/25/FUL)
- EPC Rating - C

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, Morrisons and Aldi.

The property is found in a long established residential location between Priory Road and Ramsgate on an established routeway to the town centre with on-street parking in the immediate vicinity.

DESCRIPTION

The building has been converted to create salon premises. There is a surfaced forecourt to the frontage and parking space.

ACCOMMODATION

On an overall basis, the floor area is in the order of approx. 61sq.m/658sq.ft. The premises have a traditional shop front with 2 half glazed entrance doors, suspended ceiling and with floor areas presently partitioned as follows:

MAIN SALON AREA

Approx. 4.45m x 5.26m with wide hallway to:



TREATMENT ROOM 1

Approx. 2.89m x 3.90m with suspended ceiling and radiator.



TREATMENT ROOM 2

Approx. 2.80m x 3.74m with radiator, gas central heating boiler and extractor.

TREATMENT ROOM 3

Approx. 2.2m x 2.66m with suspended ceiling.

TOILET

Approx. 1.47m x 1.24m with tiled flooring, radiator, wash hand basin, w.c and extractor.

KITCHEN

Approx. 1.47m x 2.16m with base units and roll top worktop, stainless steel sink and drainer, space for washing machine and fridge freezer, tile splashbacks.

OUTSIDE

There is a surfaced forecourt immediately in front of the unit and a parking space on the side elevation, although there is pedestrian access to the building at the rear.

PLANNING PERMISSION

Planning permission (Application number 00302/25/FUL) has been granted by East Lindsey District Council for the change of use, conversion of and alterations to former beauty salon to provide 1no. dwelling with the erection of perimeter walling and railing. A copy of the planning application, including plans can be found on East Lindsey District Council's website at <https://publicaccess.e-lindsey.gov.uk/online-applications> and search the above reference number. Purchasers are advised to make their own planning enquiries and seek professional advice.

SERVICES

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

BUSINESS RATES

Enquiry of the VOA website indicates:-
Description - Hairdressing Salon and premises
Rateable Value - £4,150
Rating Authority - East Lindsey District Council

TENURE

The purchaser will be expected to be responsible for the vendor's reasonable legal fees.

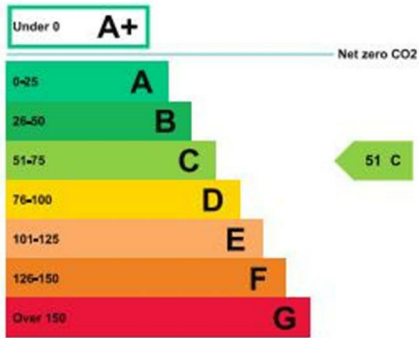
VAT

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



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.