



34-36 ASWELL STREET LOUTH, LN11 9HP

INVESTMENT FOR SALE

- Mixed investment for sale
- Walking distance to town centre
- Close to pay & display parking facilities and local schools
- First floor self-contained flat let on AST
- Achieving approx. £11,160 per annum exclusive
- EPC Ratings: Shop - D / Flat - D

PRICE: £119,000

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

36 ASWELL STREET

GROUND FLOOR

SHOWROOM 1

5.53m x 3.102m

SHOWROOM 2

2.99m x 3.24m

OFFICE

1.81m x 2.46m

STOCK

3.74m x 3.04m

STORE

4.4m x 2.25m

With boiler serving ground floor and first floor flat, and door to rear yard.

WC

With wc and wash hand basin.

OUTSIDE

REAR YARD

With shared passageway.

BRICK STORE

2.39m x 1.84m

34 ASWELL STREET

ENTRANCE LOBBY

1.4m x 2.17m

With staircase to first floor, radiator.

FIRST FLOOR

LANDING

BATHROOM

1.33m x 2.45m

With wc, wash hand basin, bath with electric shower and panelled walls.

KITCHEN

2.92m x 3.25m

With wall, base and drawer units, space for fridge freezer, stainless steel sink and drainer, space for washing machine, electric hob and oven.

LIVING ROOM

3.18m x 5.76m

With radiator, single glazed windows and loft access.

BEDROOM 1

4.25m x 2.98m

With radiator, single glazed windows.

HALLWAY

With cupboard with wc.

BEDROOM 2

2.53m x 4.72m

TENANCIES

36 Aswell Street is under lease expiring 6th June 2025 at a rent of £450.00 per calendar month.

34 Aswell Street is under an AST at a rent of £480.00 pcm

RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £3,750 (£4,650 from 1st April 2026)

Rating Authority - East Lindsey District Council.

COUNCIL TAX BAND

East Lindsey Council Tax Band - A

EPC ASSESSMENTS

Shop - D

Flat - 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.

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.

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.