



## 79 EASTGATE LOUTH, LN11 9PL

### FOR SALE

- Excellent Town Centre Location
- Approx. 129sq.m/1388sq.ft NIA
- Grade II Listed Building
- Storage and potential offices at 1st and 2nd floor levels
- Achieving approx. £8,400 per annum exclusive
- EPC - E

**PRICE: £134,950**

**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**

**MAIN SHOP FLOOR**

3.959m max x 8.485m max

**REAR RETAIL**

With built in cupboard housing the electric fuses and meter, radiator, and stairs leading off with large built in cupboard.

**STORE**

1.6m x 1.6m

**KITCHEN AREA**

2.25m x 1.09m

With sink and drainer and wash hand basin.

**TOILET**

With WC.

**FIRST FLOOR**

**LANDING**

With staircase to second floor.

**ROOM 1**

4.45m x 4.072m

**ROOM 2**

3.276m x 4.012m

**SECOND FLOOR**

**ROOM 1**

4.15m x 4.47m

**ROOM 2**

3.512m x 5.031m

**TENANCY**

We understand the property is currently let on a lease with a rent of £700 per calendar month.

**RATEABLE VALUE**

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £9,200

Rating Authority - East Lindsey District Council.

**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.

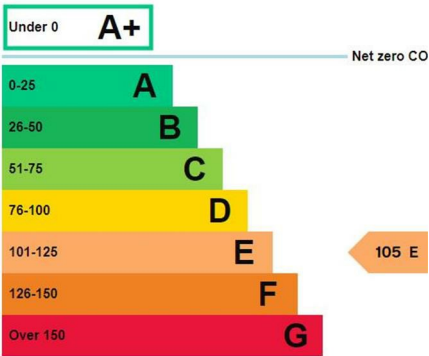
**VAT**

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

**VIEWING**

Strictly by appointment with the sole agents, TES Property.

**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.