119 EASTGATE
LOUTH, LN11 9QE

FOR SALE - INVESTMENT PROPERTY

- Prominent Town Centre Location
- Currently let to menswear shop with storage over
- Achieving approx. £13,000 per annum exclusive
- EPC - D

PRICE: £150,000

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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

MAIN SHOP
4.98m x 3.95m

LOBBY
2.40m x 2.00m

REAR SHOWROOM
11.43m x 4.95m

STAIRCASE TO

FIRST FLOOR

ROOM 1
3.45m x 2.49m

ROOM 2
3.41m x 2.46m

ROOM 3
3.3m x 2.43m

KITCHEN
With single drainer stainless steel sink unit with base and wall cupboards.

TOILET
With low level w.c.

OUTSIDE
The property fronts directly onto Eastgate.

TENANCY
We understand that the shop has been under lease from 1 November 2022 on a 3 year lease at a rent of £13,000 per annum, with the tenancy renewed for a further one year following its expiry in November 2025.

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.

RATEABLE VALUE
Enquiry of the VOA website indicates:-
Description - Shop and premises
Rateable Value - £11,750 (£13,250 from 1st April 2026)
Rating Authority - East Lindsey District Council.

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.