



## 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**

**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.

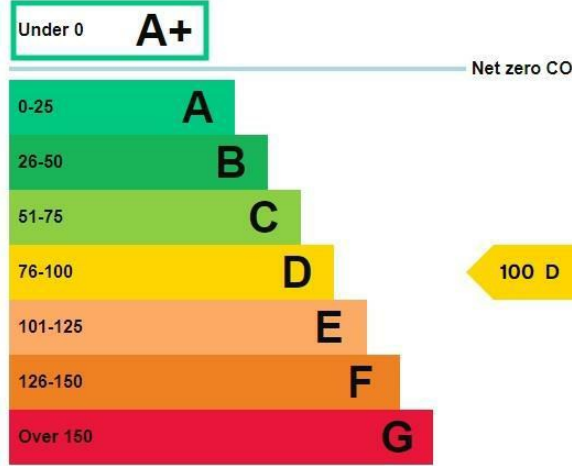
**VAT**

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**



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