



13-15 QUEEN STREET LOUTH, LN11 9AU

FOR SALE

- Mixed investment for sale consisting of cafe, takeaway and 2 bed flat
- Close to town centre
- Achieving approx. £15,540 per annum exclusive
- EPC Ratings: Cafe - B / Takeaway - C / Flat - TBC

PRICE: £155,000

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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

13 QUEEN STREET

RETAIL AREA

3.938m x 3.58m
With electric cupboards and step up to:

KITCHEN

3.93m x 3.63m max
With stainless steel sink and drainer, Heatstore hot water tap, and base storage.

PREP AREA

1.738m x 5.48m
With wall and base units.

WC

With wc and wash hand basin.

13A QUEEN STREET

KITCHEN DINER

3.9m x 2.74m
With wall, base and drawer units, 4 ring gas hob, oven and grill, 1 1/2 bowl sink and drainer, wall mounted boiler, roll top worktops, store cupboards and radiator.

LANDING

With loft access hatch.

BEDROOM 1

3.65m x 3.625m
With radiator and cupboard.

BATHROOM

1.3m x 2.167m
With shower cubicle, wc, wash hand basin and radiator.

LIVING ROOM/DINING ROOM

6.48m x 3.96m
With walk in bay window and loft access hatch.

BEDROOM 2

5.91m x 2.7m
With single glazed windows.

15 QUEEN STREET

SERVERY

3.788m max x 6.41m

PREP AREA

2.52m max x 5.812m max

COLD STORE

1.29m x 1.81m

STORE

2.93m x 2.95m

ADDITIONAL STORES

LOBBY

1.25m x 1.5m

LOBBY

1.77m x 1.78m

WC

With wc and wash hand basin.

OUTSIDE

REAR COURTYARD

Shared with 13C.

TENANCIES

13 Queen Street is under lease at a rent of £400.00 pcm.
13a Queen Street is under an AST at a rent of £400.00 pcm.
15 Queen Street is under lease commencing 14 March 2024 on an annual contract at a rent of £495.00 pcm.

RATEABLE VALUE

Enquiry of the VOA website indicates:-
13 Queen Street
Description - Shop and premises
Rateable Value - £4,400
15 Queen Street
Description - Shop and premises
Rateable Value - £5,200
Rating Authority - East Lindsey District Council.

COUNCIL TAX BAND

East Lindsey Council Tax Band - A

EPC ASSESSMENTS

Cafe - B / Takeaway - C / Flat - TBC

SERVICES

Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants/purchasers 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.