90 EASTGATE
LOUTH, LN11 9PG

FOR SALE

- Ground floor salon/retail premises with area previously used as flat over
- Convenient Town Centre Location
- Excellent footfall position
- Grade II Listed Building
- EPC - E

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

SHOP/SALON
3.41m (max) x 10.661m (max)

KITCHEN
2.632m x 2.139m
With stainless steel sink and drainer, wall and base unit and gas central heating boiler.

FIRST FLOOR

FORMER FLAT
Accessed via external staircase, currently used as storage and arranged as follows:

ENTRANCE HALLWAY

BATHROOM
With bath, shower pipework, w.c, wash hand basin, Worcestor central heating boiler.

RECEPTION ROOM
3.56m x 3.67m

KITCHEN
2.66m x 1.67m
With wall and base units, part tiled, stainless steel sink and drainer.

RECEPTION ROOM
3.98m x 3.38m
With bay window, understair storage and storage cupboard.

EAVES ROOM/BEDROOM
2.61m x 2.42m

OUTSIDE
Accessed via rear passageway.

OUTSIDE STORE

OUTSIDE WC

AGENT'S NOTE
Equipment available via separate negotiation.

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. We understand that the the first floor flat is on the same services as the ground floor.

RATEABLE VALUE
Enquiry of the VOA website indicates:-
Description - Hairdressing salon and premises
Rateable Value - £9,500 (£10,500 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
EPC Rating: E

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