



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: £156,000

LOCATION

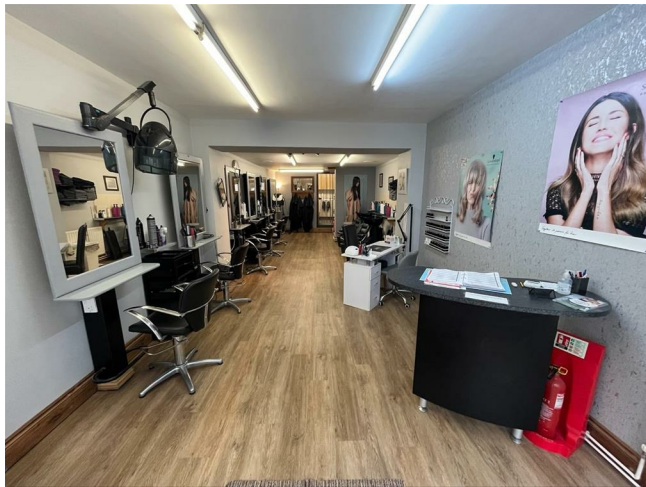
Louth is a market town of approximately 17,000 people, famous for its thrice weekly market and cattle market. The town centre provides essential services for a large rural area and secondary schools, banks and shopping facilities. The town is famous for its sole proprietor independent retailers, including 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

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, Worcester 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, under-stair 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

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.