



FORMER ROYAL BRITISH LEGION BUILDING NORTHGATE, LOUTH, LN11 0LY

FOR SALE

- High Visible Town Centre Location
- Detached Property
- Approx. 517.72 sq.m / 5,573 sq. ft
- Potential Development Opportunity, subject to relevant consents
- EPC Rating: E

PRICE: Offers Over £200,000

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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.

DESCRIPTION

The property was originally constructed as a free school and was later used as a military rifle range and drill hall. The property was most recently used by the Royal British Legion and comprises of a main hall to the front, a small bar area, committee rooms, kitchen and a lower ground floor members’ lounge bar.

The first floor comprises ancillary accommodation. The property is of brick construction set beneath multiple pitched and slate roof covering and has almost 100% site coverage, with the exception of a small footpath which runs along the southern elevation and site boundary.

The northern site boundary and elevation is to Northgate East Pay & Display Car Park, attracting shoppers to the area.

ACCOMMODATION

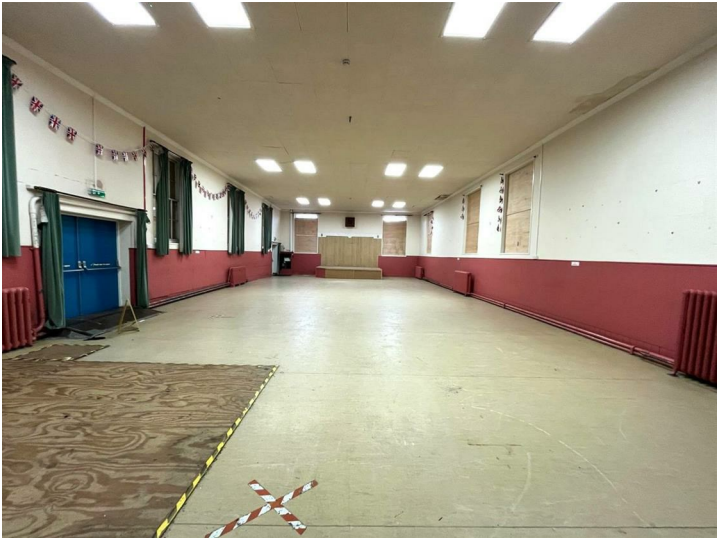
The site measures approximately 0.151 acres (0.061 hectares). We have measured the property in accordance with the RICS Property Measurement Standards (2nd Edition), the measurements are as follows: -

Description/Floor	SQ M	SQ FT
Ground Floor Level	399.48	4,300
Upper Ground Floor Level	55.85	601
First Floor	62.39	671
Total	517.72	5,573

GROUND FLOOR

MAIN HALL

9.66m x 20.66m



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.

RECEPTION ROOM

4.35m x 4.35m

KITCHEN

4.27m x 4.26m

PREP ROOM

7.32m x 3.42m

BOILER ROOM

WCS

COMMUNITY ROOM

8.21m x 6.19m

STORE

2.55m x 2.38m

FIRST FLOOR

SNOOKER HALL

6.48m x 8.47m

KITCHEN

1.6m x 3.35m

DINING ROOM

4.2m x 4.15m

PANTRY

1.46m x 3.43m

LIVING ROOM

5.65m x 4.32m

BEDROOM

3.5m x 3.26m

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.

RATEABLE VALUE

Enquiry of the VOA website indicates:-
Description - Club and premises
Rateable Value - £13,000
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 agents, TES Property.

ENERGY PERFORMANCE RATING

E111