



## 124 EASTGATE LOUTH, LN11 9AA

### INVESTMENT PROPERTY FOR SALE

- Investment Property 'For Sale'
- Achieving a Headline Rent of £85,000 per annum excl.
- Approx. 1,021 sq.m / 10,000 sq.ft.
- Prime Town Centre Location
- Ground floor retail with First Floor Stock room and Office Space,
- Staff parking and delivery yard to the rear
- Shop frontage to Eastgate
- EPC Rating - B

**PRICE: £1,250,000**

## 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, Morrisons and Aldi.

These highly visual premises are found on Eastgate in a prominent area of high footfall in the centre of Louth.



## ACCOMMODATION

### GROUND FLOOR

#### MAIN SHOP FLOOR

23.76m (max) x 34.73m (max)

#### LIFT LOBBY

2.75m x 6.46m

#### FIRST FLOOR

##### LOBBY

##### LADIES' TOILETS

##### CLEANER'S STORE

##### DISABLED ACCESS TOILETS

##### GENTS' TOILETS

##### OFFICE

5.22m x 2.4m

##### STAFF ROOM

3.84m x 4.56m

With stainless steel sink and drainer, wall, base and drawer units, part tiles walls.

##### MANAGER'S OFFICE

2.578m x 3.27m

##### STOCK ROOM

21.76 x 13.22 max

Accessed from rear stairwell

With lift lobby, store and lifts

#### OUTSIDE

#### REAR STAFF PARKING & DELIVERIES

### AGENT'S NOTE

The property is available For Sale with realistic offers considered.

### SERVICES

Some 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 - £110,000 (£78,500 from 1st April 2026)

Rating Authority - East Lindsey District Council.

### TENURE

The property is understood to be of freehold tenure.

### LEASE DETAILS

The property is Let by way of a 10 year FRI lease contracted inside the security of tenure provisions of the Landlord & Tenant Act 1954 Part II as amended at a rent of £85,000 per annum exclusive. The tenant has a break clause at the end of Year 5.

### 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: B