



63 EASTGATE LOUTH, LN11 9PL

FOR SALE

- For Sale Due To Retirement
- Part Investment comprising shop and 4x tenanted flats & 1x bedsit
- Achieving approx. £22,960 per annum exclusive on residential accommodation
- Town Centre Location
- Grade II Listed Building
- EPC Ratings: Shop - TBC / Flat A - E / Flat B - E / Flat C - E / Flat D - E / Flat E - TBC

PRICE: £550,000

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.

The property is situated on Eastgate, in a well-established, high footfall area of the town centre with neighbouring occupiers include Argos, Superdrug and Heron.

ACCOMMODATION

SHOP

4.695m max x 15.377m

WC X2

STORES

Various stores, including Cold Store, totalling approx. 104.87sq.m / 1,129sq.ft.

FLAT A

1 bedroomed flat under an AST at a rent of £350.00 per calendar month.

FLAT B

2 bedroomed flat under an AST at a rent of £450.00 per calendar month.

FLAT C

1 bedroomed flat under an AST at a rent of £260.00 per calendar month.



FLAT D

2 bedroomed flat under an AST at a rent of £400.00 per calendar month.

FLAT E

Bedsit under an AST at a rent of £380.00 per calendar month.

RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £17,000

Rating Authority - East Lindsey District Council.

COUNCIL TAX BAND

East Lindsey Council Tax Band - A

EPC ASSESSMENTS

Shop - TBC

Flat A - E

Flat B - E

Flat C - E

Flat D- E

Flat E - 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.