



CASCADE, 12 QUEEN STREET LOUTH, LN11 9AU

BUSINESS FOR SALE

- Entertainment venue offering drinks, music and interactive games
- Business available as a going concern
- Wide range of entertainment including darts, pinball, dance machines and more
- All gaming machines on 50/50 profit share basis under leased contracts
- Two self-contained flats included, currently let at £550 and £650 per calendar month
- Stock for sale at valuation

**PRICE: £15,000 TO INCLUDE ALL
FIXTURES, FITTINGS & GOODWILL**

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DESCRIPTION

An exciting opportunity to acquire Cascade, a vibrant entertainment venue offering drinks, music and a wide range of interactive entertainment, located on Queen Street in the historic market town of Louth. The business is available as a going concern, with fixtures, fittings, included in the sale price plus stock at valuation. The lease also includes two self-contained flats upstairs (not inspected by the agents), currently let at £550 and £650 per calendar month.

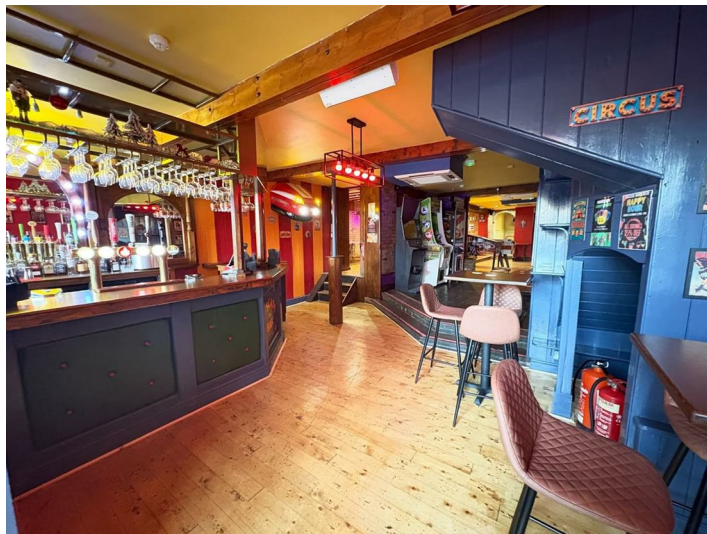
LOCATION

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 located on Queen Street, close to the junction with Aswell Street in Louth town centre.

BAR AREA

5.67m x 4.52m max



SEATING & GAMING AREA

4.06m x 3.87m + 5.76m x 4.13m

With staircase to First Floor.

DANCE AREA

2.96m x 4.15m

SEATING

8.32m x 3.40m

CELLAR

7.15m x 2.12m

With access to roadside.

SEATING

3.32m x 7.40m

WC

With w.c and wash hand basin.

FRIDGE AREA

2.11m x 1.62m

PREP AREA

2.099m x 2.49m

KITCHEN

3.71m x 4.04m

REAR FIRE ESCAPE

FIRST FLOOR SEATING & GAMING

8.52m x 4.19m

SECONDARY GAMING

4.28m x 3.78m

LADIES WC

With 3x cubicles and 3x wash hand basins.

GENTS WC

With 4x urinals, 2x cubicles, and 2x wash hand basins.

LEASE

5 year lease from 16th July 2025 with an annual rent payable of £22,000 per annum.

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 - Restaurant and premises

Rateable Value - £20,500 (rising to £23,750 from 1st April 2026)

Rating Authority - East Lindsey District Council.

LEGAL FEES

Each party will be responsible for their own legal costs in relation to the sale.

AGENT'S NOTES

Business is available to purchase as a going concern, with fixtures, fittings, and goodwill included in the sale price, plus stock at valuation. All machines on a 50/50 profit basis on leased contracts.

VAT

Please note, all prices quoted may be subject to VAT unless stated otherwise.

VIEWING

Strictly by appointment with the sole agents, TES Property.

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.