



## 56 UPGATE LOUTH, LN11 9JN

### FOR SALE

- Ground floor retail premises
- Prominent position on a main route through Louth
- Excellent pedestrian and vehicular visibility
- Suitable for a variety of uses, subject to appropriate consents
- Freehold for sale
- EPC Rating – C

**PRICE: £60,000**

## 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 occupies a prominent position on Ugate, one of the main routes through Louth, benefitting from high levels of pedestrian and vehicular visibility. It lies within easy walking distance of the Market Place and the town's principal shopping areas, which include a variety of independent specialist retailers and local services.

## ACCOMMODATION

### GROUND FLOOR

#### RETAIL AREA

7.19m max x 5.05m max

Currently laid out to comprise display units and counter.

#### STORAGE

7.44m max x 2.68m max

With door to side, safe, stainless steel sink and drainer, and fixed shelving units.

#### TOILET

With w.c. and wash hand basin.

### 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 - Shop and premises

Rateable Value - £4,300 (£5,000 from 1st April 2026)

Rating Authority - East Lindsey District Council.

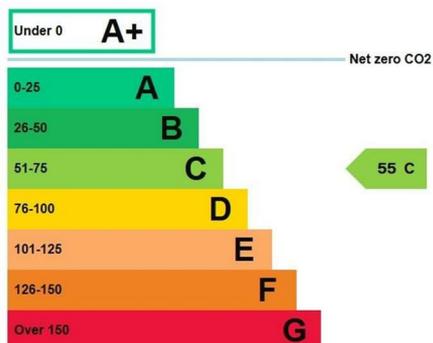
### VAT

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



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.