TES PROPERTY

63 EASTGATE, LOUTH, LN11 9PL

- Prime Town Centre Retail Premises with Garage and Parking Facilities
- Grade II Listed Building
- Business (established 1878) available as a going concern via separate negotiation
- Property available to purchase as investment
- EPC Rating - B

RENT: £17,000 Per Annum

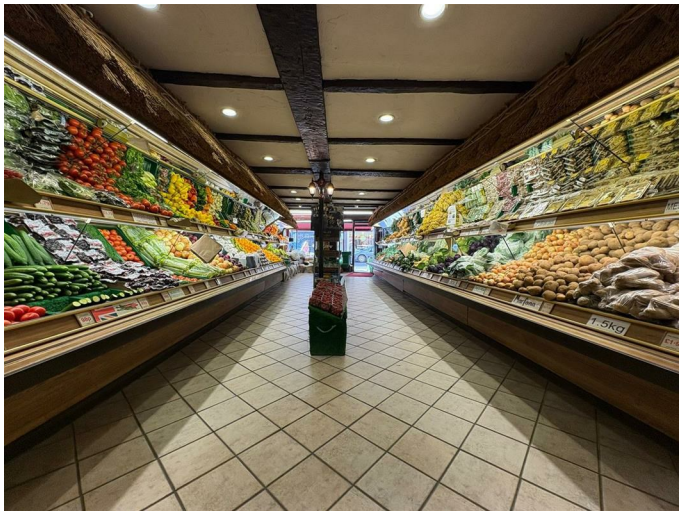
OVERVIEW
This Grade II listed property occupies a prominent position on Eastgate in the heart of Louth town centre. The ground floor premises, available to let, comprise a spacious retail unit with air conditioning, storage areas, and rear vehicular access with parking and a garage. The property has been home to Stevensons Fruit & Veg since 1878 and is the only independent fruit and vegetable shop in Louth. This well-established business is also available for purchase by separate negotiation, offering the opportunity for an incoming tenant to continue trading from this landmark site.

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 national retailers including Boots the Chemist, WH Smith, Millets etc. There are 3 supermarkets in the town, being a Co-Operative, Morrisons 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 15'4" max x 50'5" (4.695m max x 15.377m)



With air-conditioning.

WC x2

STORES

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

OUTSIDE
The property benefits from vehicular access to the rear, with parking facilities and a garage.

BUSINESS FOR SALE
The long-established business is for sale due to retirement at a price to be negotiated following successful viewing.

RATEABLE VALUE
Enquiry of the VOA website indicates:-
Description - Shop and premises
Rateable Value - £18,750
Rating Authority - East Lindsey District Council.

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.

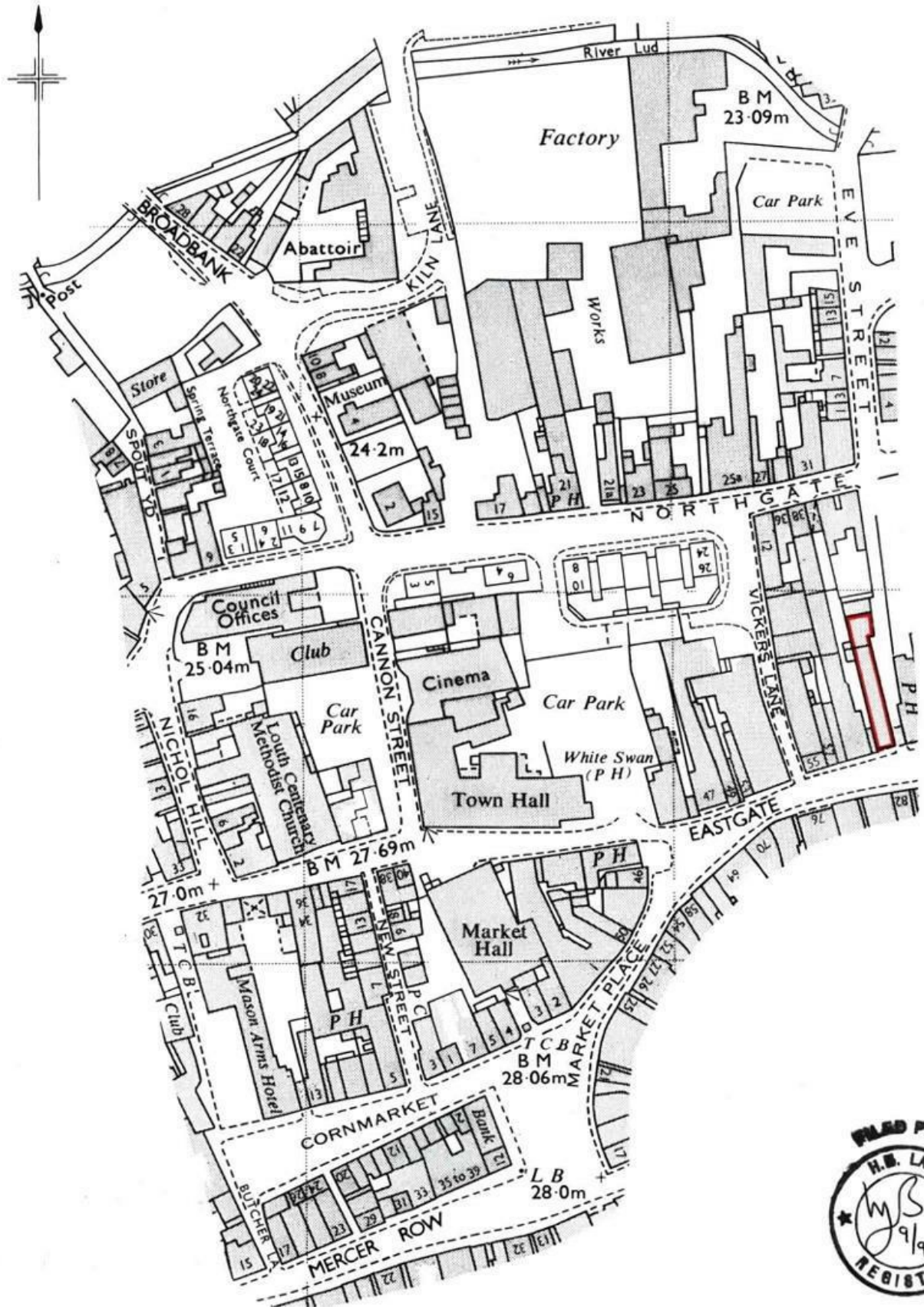
VIEWING
Strictly by appointment with the sole agents, TES Property.

H.M. LAND REGISTRY

TITLE NUMBER

LL 156879

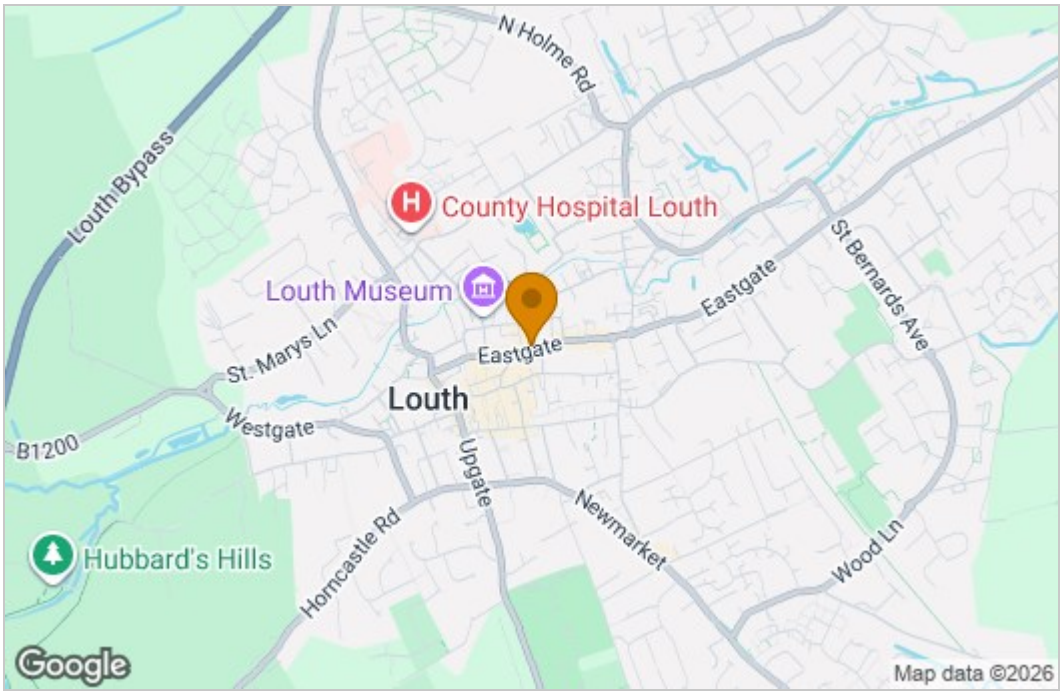
ORDNANCE SURVEY PLAN REFERENCE	TF 3287	SECTION Q	Scale 1/1250 Enlarged from 1/2500
COUNTY LINCOLNSHIRE	DISTRICT EAST LINDSEY		© Crown copyright 1987



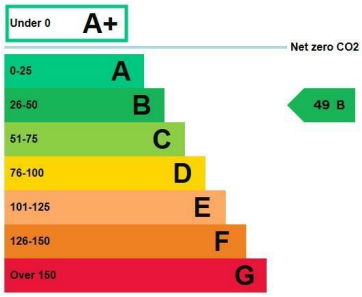
FILED PLAN
H.M. LAND
9/98
REGISTRY

Floor Plan

Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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