



79 EASTGATE LOUTH, LN11 9PL

- Excellent Town Centre Location
- Approximately 129m²/1388ft² NIA
- Grade II Listed Building
- Storage and potential offices at 1st and 2nd floor levels
- EPC - TBC

PRICE: £135,000

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Registered in England 03710262

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.

ACCOMMODATION

MAIN SHOP FLOOR

3.959m max x 8.485m max

REAR RETAIL

With built in cupboard housing the electric fuses and meter, radiator, stairs leading off with large built in cupboard.

LOUNGE

4.944m x 3.959m

Staircase to upper floors.

STORE

1.6m x 1.6m

KITCHEN AREA

2.25m x 1.09m with sink and drainer and wash hand basin.

TOILET

With wc.

FIRST FLOOR

LANDING

With staircase to second floor.

ROOM 1

4.45m x 4.072m

ROOM 2

3.276m x 4.012m

SECOND FLOOR

ROOM 1

4.15m x 4.47m

ROOM 2

3.512m x 5.031m

BUSINESS RATES

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £8,400

Rating Authority - East Lindsey District Council
on 01507 601111.

ENERGY PERFORMANCE RATING

EPC Rating: 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 should make their own enquiries.

LEGAL FEES

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

VIEWING

Strictly by appointment with the sole agents, Turner Evans Stevens on 01507 602264.

INFORMATION & SERVICES

- MEASUREMENTS** Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.
- THINKING OF SELLING?** If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.
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- ARCHITECTURAL PLANNING** If you are extending for building, we can arrange for a full design and supervision service from an extension to a complete new home build and we provide the architects and surveyors certificates on completion.
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