



14 & 14a Eastgate Louth LN11 9NE

£95,000

JOHN TAYLORS
EST. 1859

A traditional terrace retail lock up shop situated in the town centre and offering flexible accommodation by having a separate access to the first floor accommodation. The freehold of the property is available to purchase, however, the owner may consider letting the property. EPC rating D.

Rooms

Main Retail Area

With bay shop window and steps up to:
15'9" x 14'4" (4.87m x 4.39m)

Rear Retail Area

With access to rear yard and first floor staircase.
12'6" x 10'9" (3.86m x 3.33m)

Store Room

With fitted worktop and radiator.

Store Room

With radiator.

Toilet

With hand basin and close couple toilet.

Stairs To First Floor Landing

With smoke alarm.

Rear Store/Office

With radiator, built in cupboard housing Vaillant gas fired central heating boiler. 12'5" x 10'8" (3.84m x 3.32m)

Kitchenette

With stainless steel sink, drainer and cupboard below, toilet off.

Front Office/ Meeting Room

With access to roof space, radiator. Depth measurement extending to 14' 1" (4.31 m)
19'6" x 11' (6m x 3.36m)

Outside

Property has a small enclosed paved courtyard with a passageway leading out to the front street.

Services

We understand that the property is connected to mains water, drainage and electricity. Gas fired central heating.

Local authority

East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH.

Business Rates

According to the Government online portal the property has the following description and rateable value for the 2023 rating list. Description: Shop and premises. Rateable value : £3,200

VAT

VAT Please note that the purchase price/rent will not be subject to VAT.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

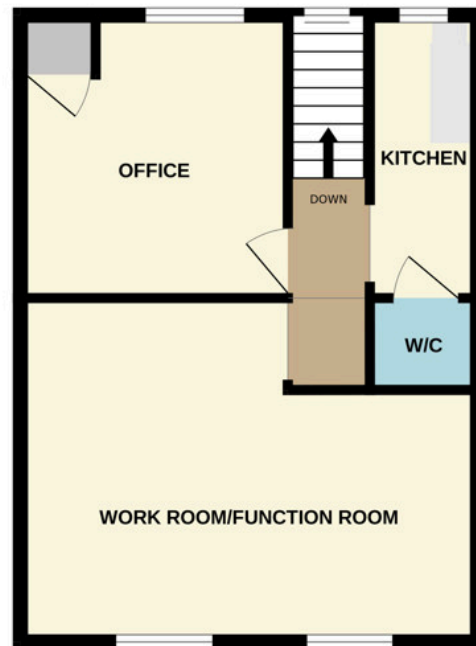
Thinking Of Selling?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.