



Investment Property 40a Northgate Louth LN11 0LY

£100,000

JOHN TAYLORS
EST. 1859

An ideal opportunity to purchase the freehold of a mixed use commercial and residential investment property situated in the town centre and having a total combined income of £9,360 PA. EPC rating C (shop) & C (flat).

Location

Louth is an attractive market town with a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two golf courses, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a designated area of natural beauty and is situated some 25 miles north - east of the city of Lincoln and some 16 miles south of the town of Grimsby.

Rooms

Ground Floor Retail Shop

In the shop the trade fixtures and fittings are not included in the sale.

Retail Area

With a recessed frontage.

24'2" x 14'2" (7.4m x 4.33m)

Kitchenette

With uPVC double glazed window. Maximum overall depth measurement. 12'4" x 8'6" (3.79m x 2.64m)

WC

With uPVC double glazed window, close couple toilet and hand basin.

First Floor Flat

The separate flat is accessed via a right of way over a shared internal staircase.

Entrance Hall

With electric panel heater.

Open Plan Living Room & Kitchen

With uPVC double glazed window, electric storage heater, fitted wall and base cupboards, worktop, integrated electric oven and hob, extractor hood, stainless steel sink & drainer. 7'0" x 5'2" (2.15m x 1.59m) & 13'1" x 14'2" (4m x 4.34m)

Shower Room

With tiled shower cubicle, wash basin, close couple toilet and a built-in airing cupboard.

Bedroom

With uPVC double glazed window.

12'5" x 8'6" (3.82m x 2.63m)

Services

Property is understood to have mains water, drainage and electricity.

Tenure

Property is understood to be freehold.

Leases/Tenancies

The ground floor shop is subject to a 3 year lease from 1st February 2024 at rent of £420 per calendar month. The first floor flat is subject to an Assured Shorthold Tenancy at a rent of £360 per calendar month.

Business Rates & Council Tax

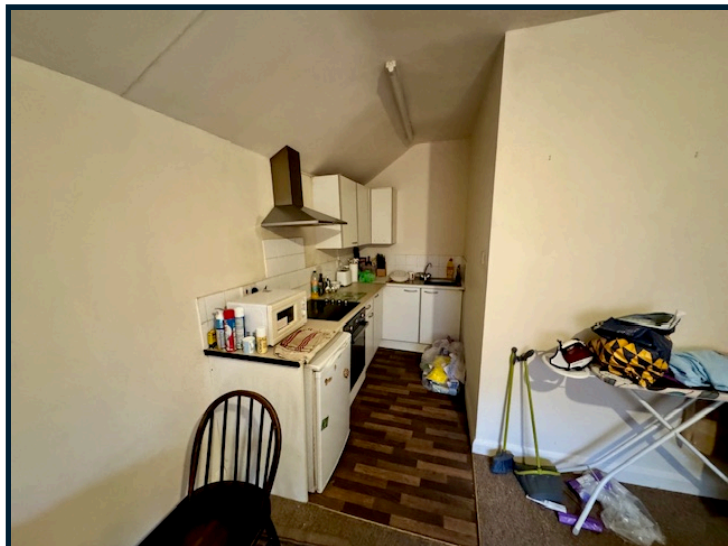
According to the governments online portal, the ground floor shop has a current rateable value of £2,550 for the 2023 list and the first floor flat is currently in Council Tax Band A.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 19 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a superfast download speed of 80 Mbps and upload speed of 20Mbps. Openreach is the available network.

Mobile

We understand from the Ofcom website there is likely coverage from EE and three.



VAT

Please note that the purchase price may 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.

Please Note

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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.

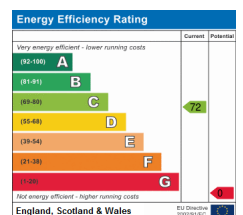
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, 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.