



132 Eastgate, Louth, Lincolnshire, LN11 9AA £180,000

An excellent opportunity to either purchase at an asking price of £180,000 or to lease at £8,500 per annum, a commercial unit formerly run as a confectionary & patisserie shop with planning for A1 and A3 planning use classes. and benefitting from being a licenced premises. The property is situated on a busy high street in the centre of the town with all the equipment and furnishing included in the rent. EPC C

SHOP 21'1" x 9'6" (6.42m x 2.90m)

With radiator, large shop window, understairs cupboard, counter and displays, coffee machines, bain marie for 3 pots, cutlery, hand basins, Edwardian style ice cream dispensary unit and refrigerated counter display.

REAR SEATING AREA 9'7" x max x 12'0" (2.91m x max x 3.65m)

With staircase to the first floor, radiators, rear access door, uPVC double glazed windows.

FIRST FLOOR LANDING

With access to the roof space.

FRONT ROOM 14'0" x 9'5" max (4.27m x 2.88m max)

With bow bay window, radiator, feature fireplace.

KITCHEN SEATING AREA 12'0" max x 9'7" max (3.65m max x 2.91m max)

With stainless steel double sink below, gas fired combi central heating boiler, hand basin, fridge and freezers, shelving, electric hob and baking oven, dishwasher, electric induction hob (all under two years old).

OUTSIDE

There is a small rear yard and w/c and a gate leading out to the adjoining lane.

SERVICES

We understand that the property has mains water, electricity, gas and drainage. Gas central heating (not tested by John Taylors). There is also CCTV security, monitor and cameras.

RATEABLE VALUE

According to the Valuation Office Agency's website the property has the following assessments under the 2017 Valuation List:

Description: Shop and premises

Rateable Value: £5,600

VAT

All prices quoted are exclusive of VAT.

EPC

EPC Rating TBC

LEASE TERMS

The property is available to purchase at an asking price of £180,000 or is to rent on a new Lease for a minimum term of 3 years on a full repairing and insuring lease.

NOTE

Prospective tenants 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.

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.

Louth Office
14 -16 Cornmarket Chambers
Louth
Lincolnshire LN11 9PY

Tel: 01507 603648
Fax: 01507 601280
enquiries@johnntaylors.com

Auction Rooms
The Wool Mart
Kidgate
Louth
Lincolnshire LN11 9EZ

Tel: 01507 611107
Fax: 01507 601280
woolmart@johnntaylors.com



Regulated by the RICS

Viewing strictly by appointment only through Louth and Market Rasen Offices.

Louth Office open: Mon – Fri. 9.00am – 5.00pm. Sat – 9.00am – 1.00pm.

Market Rasen Office open: Mon – Fri. 9.00am – 5.00pm. Sat. – 9.00am – 12noon.