



61 Victoria Road Louth LN11 0BU

£180,000

Council Tax Band A

JOHN TAYLORS
EST. 1859

Commercial

A large mixed use property situated on a busy crossroads and comprising of ground floor retail unit with ancillary accommodation and a first floor flat with separate access. EPC rating for the shop C and for the flat D.

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.

Retail Area

With shop counter, fitted display shelving and cabinets and under stairs cupboard. 42' x 22'9" (12.81m x 7m)

Ancillary Store room

With external fire access door and kitchenette and toilet off. Minimum width measurement.
15'3" x 14'7" (4.67m x 4.5m)

First Floor Flat

With separate ground floor entrance.

First Floor Landing

With uPVC double glazed window.



Lounge

With feature fireplace, uPVC double glazed windows. Maximum width & depth measurements.
16'1" x 11'7" (4.92m x 3.58m)

Inner Hallway

With radiator and access to roof space.

Kitchen

With fitted wall and base cupboards, resin sink and drainer board, plumbing for washing machine, radiator, uPVC double glazed window and gas fired central heating combi boiler. 11'2" x 10'9" (3.44m x 3.33m)

Bedroom

With feature fireplace, uPVC double glazed window and radiator. Maximum width and depth measurements.
15'5" x 11'3" (4.75m x 3.46m)

Bathroom

With shower cubicle, wash basin, toilet, radiator and uPVC double glazed window. 9'5" x 7'8" (2.92m x 2.38m)

Outside

To the north and east side of the property is a tarmac forecourt.

Services

The property is understood to have mains water, electricity and drainage. Gas fired central heating to the flat.



.Business rates & Council Tax

According to the governments online portal, the shop has a current rateable value of £12,250 and the flat is in Council Tax Band A.

Tenure

The property is understood to be freehold.

VAT

We are informed by the seller that VAT is not applicable.

Leases/ Tenancy Agreements

The retail area is currently vacant and the first floor flat is also vacant.

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.

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.



FLOORPLAN

John Taylors

The Mart 127 Eastgate Louth LN11 9QE

Call: 01507 603648

Web: johntaylors.com

Email: enquiries@johntaylors.com

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.