



CLEETHORPES PROPERTIES

COMMERCIAL

**56 UPGATE
LOUTH LN11 9JN**



FOR SALE

EXCELLENT BUSINESS LOCATION

COMMERCIAL GROUND FLOOR RETAIL SHOP UNIT OF APPROX 450 SQ FT (42.0) SQ M. WITH AVAILABLE PARKING. LOCATED CLOSE TO THE TOWN CENTRE OF THE BUSY MARKET TOWN OF LOUTH. PROVIDES A YIELD IN EXCESS 10% WHEN LET.

GUIDE PRICE £52,500



01472 353436



c.bell@cleethorpes-properties.co.uk

3rd Floor Hampton House, Church Lane, Grimsby, North East Lincolnshire, DN31 1JR.

Cleethorpes Properties is a trading name of Cleethorpes Properties Limited registered in England and Wales, registered number 01338498.

Location

The subject property is located on Upgate close to the town centre of the market town of Louth which is approximately 15 miles south west of Grimsby. Louth has a good selection of shops, eating establishments and wine bars. There is a large amount of passing traffic to this property.

Description

The property is a brick-built ground floor retail shop unit previously used by Cash Convertors. It comprises a retail area to the front with large window display with a large storage area to the rear including WC facilities.

Accommodation

The approximate accommodation comprises:

Shop/Sales Area Approx. 180 sq. ft. (16.7 sq. m).

Rear Store Area Approx. 270 sq. ft. (25.2 sq. m).

WC facilities

Income Potential

The retail shop should achieve an income over £5,000 per annum giving a potential yield of over 10%.

Price

The property is available with an asking price of £52,500 or nearest offer.

Legal Costs

Each Party will be responsible for their own legal costs incurred in this transaction together with any stamp duty and land tax that may apply.

Tenure

We are advised that the property is Freehold.

Rateable Value

We are advised by East Lindsey District Council that the rateable value is £4,300 per annum. Interested parties are advised to confirm this with the Local Authority.



Viewing strictly through Chris Bell on behalf of Sole Agent Cleethorpes Properties.

Telephone: 01472 353436/07423 437186

Email: c.bell@lb-cleethorpes-properties.co.uk

Whilst every endeavour has been made to ensure the accuracy of these particulars no responsibility is accepted for errors of description or measurement and they do not form part of a contract. Purchasers are advised to satisfy themselves to the accuracy of all such statements. These particulars are given on the understanding that all negotiations must be carried out through Cleethorpes Properties Commercial. VAT may be charged on the transaction at the appropriate rate.