



**Pygott
& Crone**

6 - 12 New Street, & 38 Eastgate
Louth, Lincolnshire, LN11 9PU

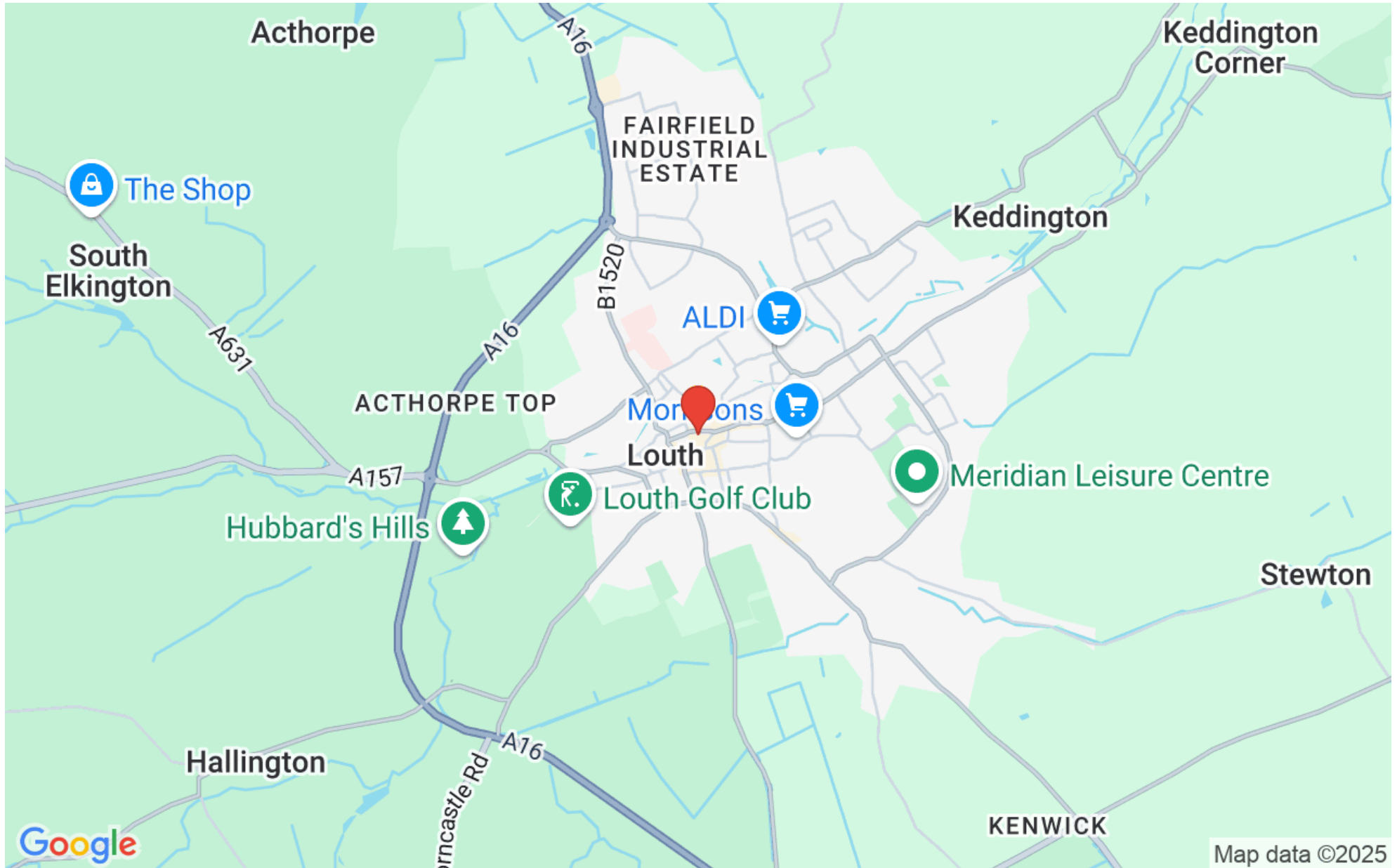
£410,000

Details

- For Sale
- Multi let mixed use investment
- 4 shops and 2 flats
- Town Centre Location
- Overall area 3156 sqft (293.1 sqm)
- Gross annual income £37,000 pax
- Leases & AST's available
- Well maintained building
- EPCs range from E to C



Location



Overview

An excellent opportunity to acquire this excellent quality mixed use town centre investment property. The property is fully let and comprises 4 shops and 2 flats within the same block. The property always re lets well and is in a prominent position between the main market and Cornmarket.



Location

The property is situated in a highly prominent position on the corner of Cornmarket and New Street within the market place and town centre. Louth is a market town and civil parish in the East Lindsey district of Lincolnshire.

Louth serves as an important town for a large rural area of eastern Lincolnshire. Visitor attractions include St James' Church, Hubbard's Hills, the market, many independent retailers, and Lincolnshire's last remaining cattle market. Louth holds market days on Wednesdays, Fridays, and Saturdays.

There is a farmers' market on the fourth Wednesday of each month. A cattle market is held each Thursday at the Louth Livestock Centre on Newmarket. The town is 15 miles south of Grimsby and 27 miles east of Lincoln.



ACCOMMODATION

The accommodation is arranged in part over 3 floors in accordance with the attached plan and has the following floor areas.

Ground Floor = 1380 sqft (128.2 sqm)

First Floor = 1353 sqft (125.6 sqm)

Second Floor = 423 sqft (39.2 sqm)

Overall area = 3156 sqft (293.1 sqm)

PLANNING

The buildings have established A1 retail and C3 residential uses.

SERVICES

Mains electricity, water and drainage are connected to the properties

TENURE

The property is fully let and is being offered for sale subject to the existing leases. Copies of the leases and AST's will be made available to seriously interested parties. The property has a gross rent income of £37000 pax.



RATES

The property has the following rateable values and council taxes.

6 New Street = £4650

8 New Street = £4200

12 New Street = £2900

38 Eastgate = £4550

10a New Street = Council Tax A

10b New Street = Council Tax A

Energy Performance Certificate

The property has the following EPCs

6 New Street = E

8 New Street = D

12 New Street = C

38 Eastgate = E

10a New Street = C

10b New Street = D

LEGAL COSTS

Each party are responsible for their own legal costs.

VAT

The price is exclusive of VAT if applicable.



LOCAL AUTHORITY
East Lindsey District Council

The Hub

Mareham Road

Horncastle

LN9 6PH

Tel 01507 601111

VIEWINGS
Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522 536777



New Street, Eastgate, Louth, LN11

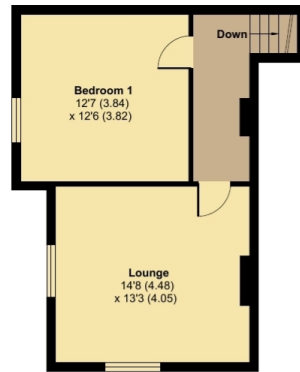
Ground Floor Net Internal Area = 1380 sq ft / 128.2 sq m

First Floor Net Internal Area = 1353 sq ft / 125.6 sq m

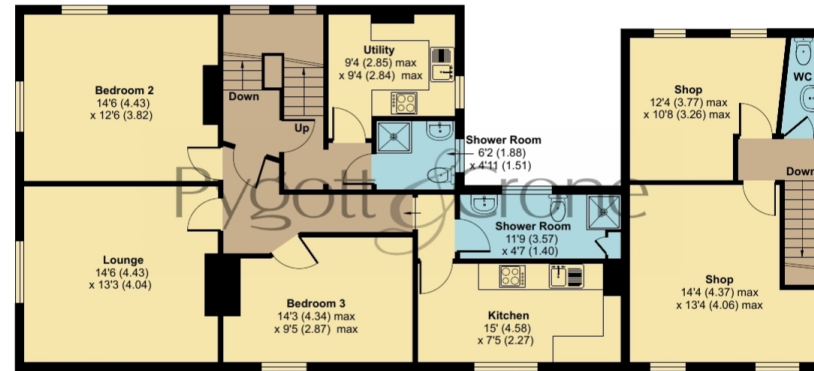
Second Floor Net Internal Area = 423 sq ft / 39.2 sq m

Total = 3156 sq ft / 293.1 sq m

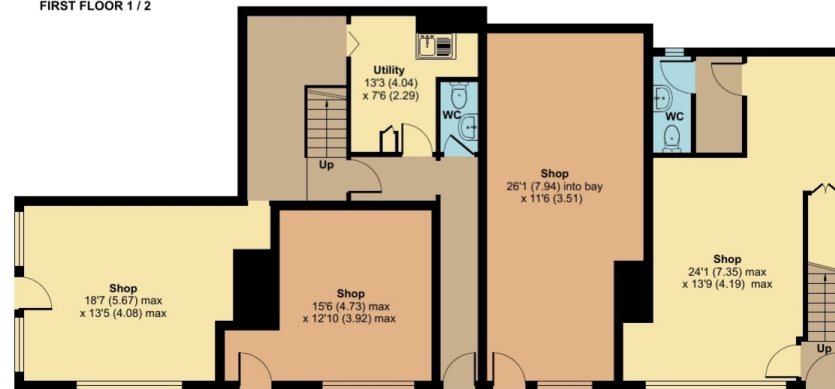
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SECOND FLOOR



FIRST FLOOR 1 / 2



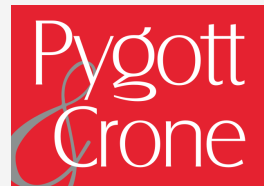
GROUND FLOOR 1 / 2

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlcocom 2025. Produced for Pygott & Crone. REF: 1277263









6 - 12 New Street, & 38 Eastgate, Louth
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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