

LITTLE ROSE TEA ROOMS ASWELL STREET LOUTH



BUSINESS FOR SALE

- Excellent established Café/Restaurant
- Good secondary trading position
- Ground Floor Net internal area 65sqm/700sqft
- New lease available (subject to landlords' approval)
- EPC Rating C

PRICE: Offers Invited

TURNER
EVANS
STEVENS
LIMITED
Estate Agents
Valuers
Auctioneers
Surveyors

GRIMSBY
21 St Mary's Gate DN31 1JE
T 01472 362020 F 362040

LINCOLN
12 Newland LN1 1XD
T 01522 511665 F 511830

LOUTH
6 Cornmarket LN11 9PY
T 01507 601633 F 603917
Also
1 Queen Street LN11 9AU
T 01507 602264 F 600036

MABLETHORPE
16b Victoria Road LN12 2AQ
T 01507 473476 F 479852

SKEGNESS
32 Roman Bank PE25 2SL
T 01754 766061 F 610382

SPILSBY
34 High Street PE23 5JH
T 01790 752151 F 754537

SUTTON ON SEA
2 Evergreen Walk
High Street LN12 2SW
T 01507 441166 F 443481

WOODHALL SPA
10 The Broadway LN10 6ST
T 01526 354111 F 354222

www.tes-property.co.uk

Registered in England 03710262

LOCATION

Louth is a market town of approximately 17,000 people, famous for its thrice weekly market and cattle market. The town centre provides essential services for a large rural area and, in particular secondary schools, banks and shopping facilities. The town is famous for its sole proprietor independent retailers including butchers, bakers and specialist clothing etc. In addition, the town accommodates the main High Street banks and national retailers including Boots the chemist, WH Smith, Millets etc. There are 3 supermarkets in the town, being Co-operative, Morrisons and Aldi.

The business is trading from a property situated on Aswell Street, which is a good secondary trading part of the town centre.

ACCOMMODATION

Recessed entrance doorway to:

MAIN CAFÉ/RESTAURANT

4.52m x 8.92m with serving counter, drinks storage and making facilities, and display units.

TOILET

With WC and wash hand basin

FOOD PREP AREA

2.61m x 2.01m with stainless steel sink and drainer, stainless steel food prep counters.

KITCHEN

2.2m x 8.94m with fully fitted catering kitchen

FIRST FLOOR ACCOMMODATION

Accessed via staircase off the main café/restaurant

LOUNGE

2.126m x 5.075m

SEATING AREA

3.5m x 3.71m

INNER HALLWAY

SEATING AREA

3.105m max x 4.28m max

KITCHEN

2.95m x 4.281m max with dishwasher, oven, stainless steel sink and drainer, fridge, coffee machine, cupboard housing boiler, and worktops with base storage units

TOILET

With WC wash hand basin, and baby changing facilities

LEASE

The business currently operates from 28 Aswell Street, Louth on a lease for £9,600 per annum

BUSINESS ACCOUNTS

A copy of the trading accounts can be made available on request.

SERVICES

We understand that mains electricity, gas and water are available. Please note that these services have not been tested and all prospective purchasers are advised to check these are adequate for their needs.

LEGAL FEES

Each party will be responsible for their own legal fees in relation to the sale of the business.

RATEABLE VALUE

Enquiries to the Valuation Office Agency (VOA) website indicates the rating assessment from the 18th September 2017 as;

Description: Café & Premises

Rateable Value: £5,100.

VIEWING

Strictly by appointment with Turner Evans Stevens Louth office on 01507 602264



Energy Performance Certificate

Non-Domestic Building



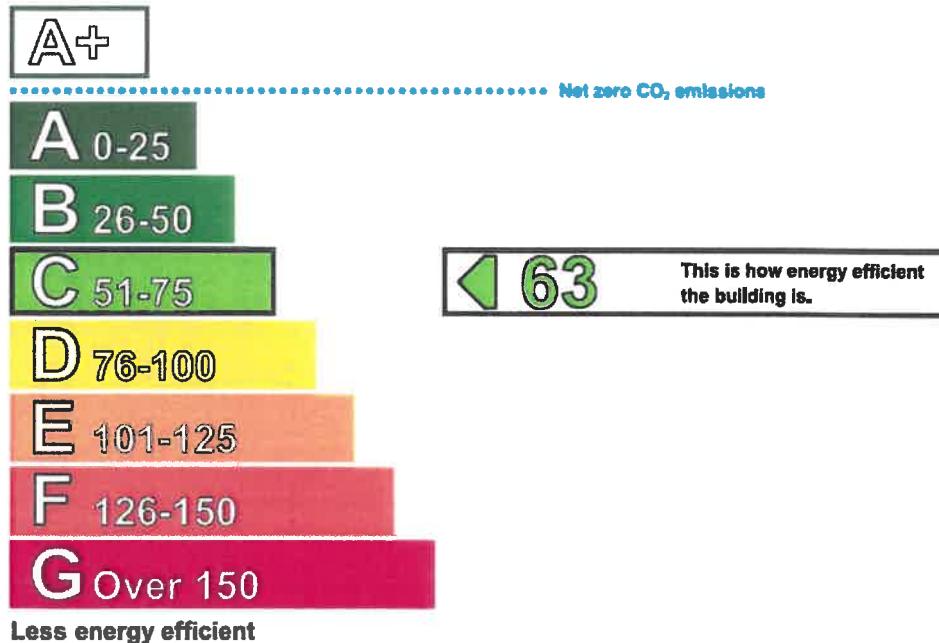
Hair & Body Shop
28 Aswell Street
LOUTH
LN11 9BA

Certificate Reference Number:
0560-0835-0819-4505-6002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	80
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	71.26
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

24	If newly built
70	If typical of the existing stock

INFORMATION & SERVICES

- MEASUREMENTS** Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.
- THINKING OF SELLING?** OF If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.
- MORTGAGES FINANCE** & If you require independent mortgage advice, please contact our independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters, you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.
- SURVEYS** We provide an efficient and comprehensive service that doesn't cost the earth but could save you a fortune. Please ask for further details. Our surveyors carry out thousands of surveys and valuations throughout Lincolnshire every year and have experience of the market and property which is second to none.
- MANAGEMENT LETTING** & We have a wide variety of properties to let on our books, from small flats to large houses. If you have a property that you would like us to rent out, register it with us for hassle free renting, at terms which you will find hard to beat.
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- ARCHITECTURAL PLANNING** If you are extending for building, we can arrange for a full design and supervision service from an extension to a completely new home build and we provide the architects and surveyors certificates on completion.
- INTERNET** All our properties are advertised on our website at www.tes-property.co.uk and www.rightmove.co.uk. We can also be contacted by e-mail, see our website. But for a more personal service, please call in or telephone our sales office.
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