



**Salon 37 Aswell Street,
Louth, LN11 9BA**

Reduced To £159,950



Choice Properties are delighted to bring to the market an exciting and rare opportunity to purchase this spacious shop unit with two bedroom flat located above. This would be an ideal investment as the unit lends itself to a number of different uses and is conveniently positioned in the centre of the thriving market town of Louth. Early viewing is highly advised.

Offering generously proportioned rooms throughout, the accommodation comprises:-

Shop Unit:-

Entrance door

Leading into:-

Room 2

13'0" x 11'9"

Spacious room opening into room 1. Power, lighting and plumbing. Radiator.

Hallway

13'0" x 4'2"

Leading to :-

Store Room

10'11" x 11'4"

With power and lighting. Tiled flooring.

Room 1

15'9" x 16'3"

Spacious room with power and lighting. Extractor fan. Open plan to room 2. Radiator.

Kitchen

6'7" x 16'3"

Fitted with a range of wall and base units with worktops over. Stainless steel sink unit. Space for fridge/freezer. Plumbing for a washing machine. Space for a tumble dryer. Tiled flooring.

WC

3'7" x 4'7"

Fitted with two piece suite comprising wash hand basin and wc.

Basement

10'8" x 15'9"

With power and lighting, providing ample storage.

Flat:-

Reception Room

9'8" x 16'3"

Window to side aspect. TV Aerial point. Radiator.

Kitchen

10'11" x 4'7"

Fitted with a range of wall and base units with worktops over. Stainless steel sink unit. Cooker point. Storage cupboard.

Bedroom 1

12'5" x 10'8"

Double bedroom. Radiator.

Bedroom 2

14'5" x 4'4"

Single Bedroom. Radiator.

Bathroom

5'0" x 5'3"

Fitted with a three piece suite comprising shower cubicle with electric shower over, wash hand basin and wc. Radiator.

Tenure

Freehold.

Council tax band (Flat)

Local Authority - East Lindsey District Council,

Tedder Hall,

Manby Park,

Louth.

LN11 8UP

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - A

NOTE:- For the shop unit the Vendor has informed us its classed as small business rates.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Opening hours

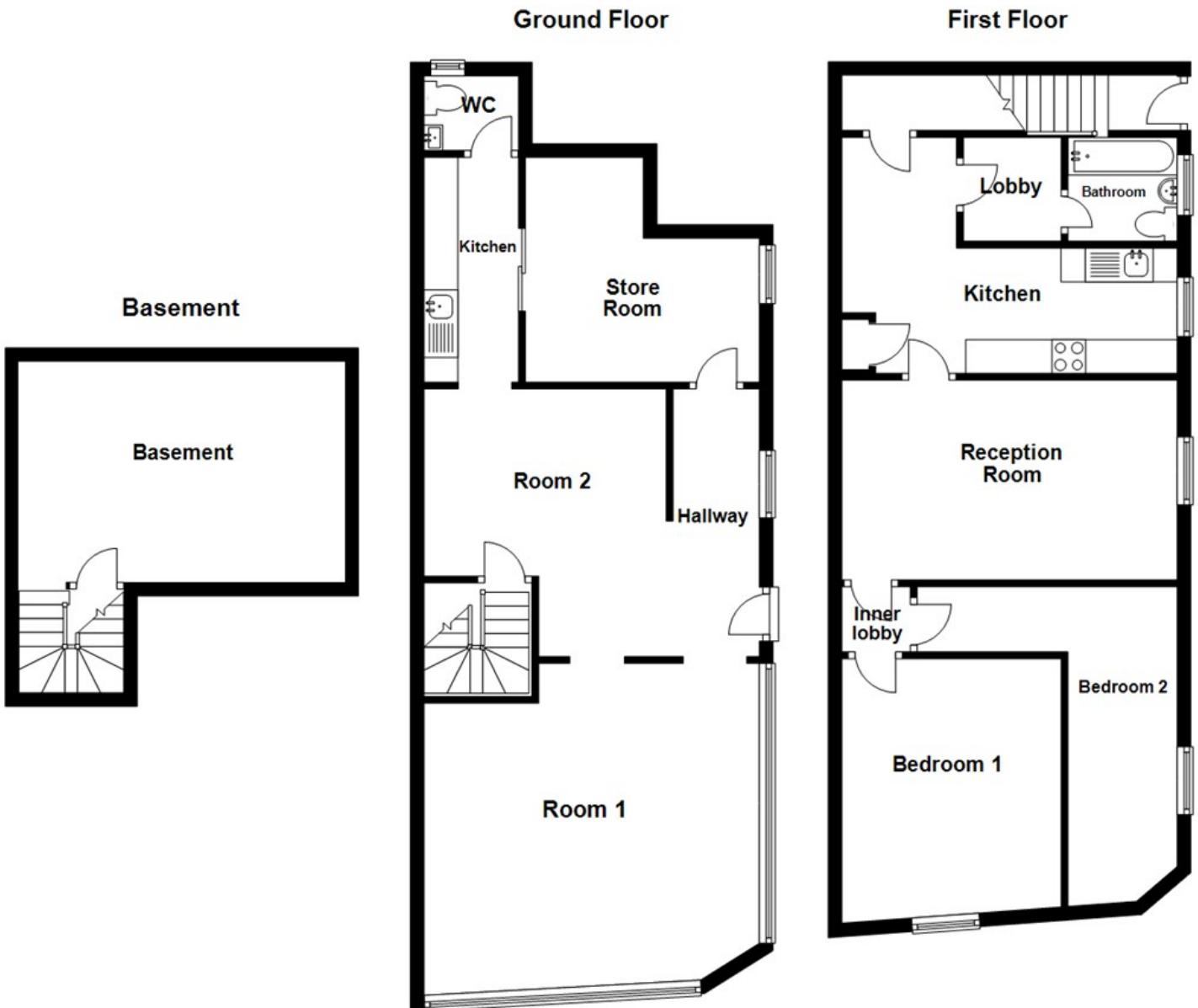
Mon-Fri 9am-5pm, Saturday 9am-3pm.

Viewing arrangements

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG.
Tel 01507 860033.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





Directions

**Walking directions from the Office* From our Louth office head left onto Mercer Row. Continue onto Queen Street and then turn right onto Aswell Street. Number 37 can be found at the very bottom, on the corner to your left.

