



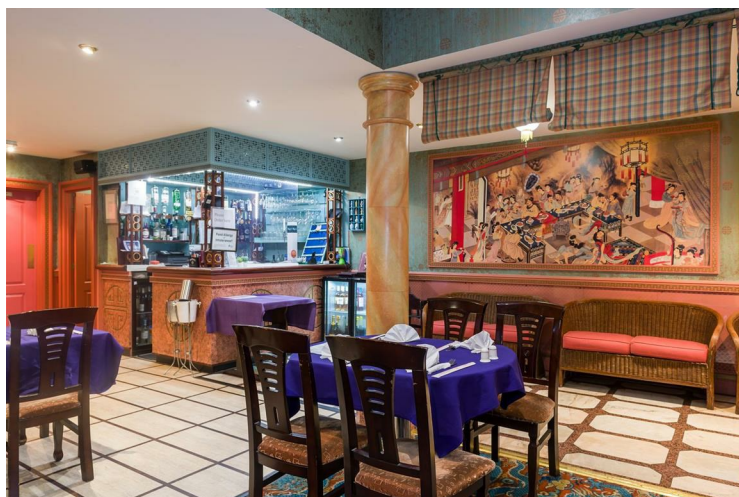
138 Eastgate
Louth LN11 9AA

Price Guide £375,000
FREEHOLD

3 floor house converted into thriving Chinese restaurant near the centre of Louth, Lincolnshire. 2 Floor living area.



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PROPERTIES



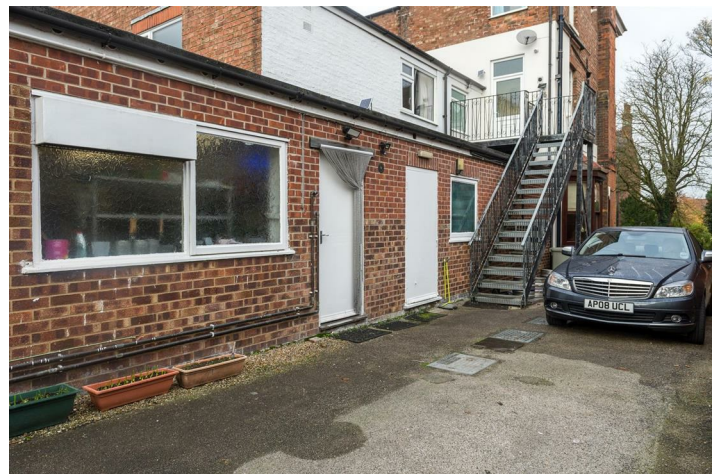


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For sale is a beautiful 3 floor property a short walk from the centre of Louth, Lincolnshire. Louth is a market town of approximately 17,000, famous for its traditional cattle and farmer's markets. Sitting astride the A16, it offers excellent travel connection east towards Skegness and the coast and north towards Grimsby and Hull.

The property is currently a well loved local Cantonese restaurant, immaculately decorated with traditional Chinese décor and imagery. The restaurant, bar, Kitchen 1 and storage make up the ground floor of the property. Access to the 2 living floors is via an exterior staircase at the side-rear.

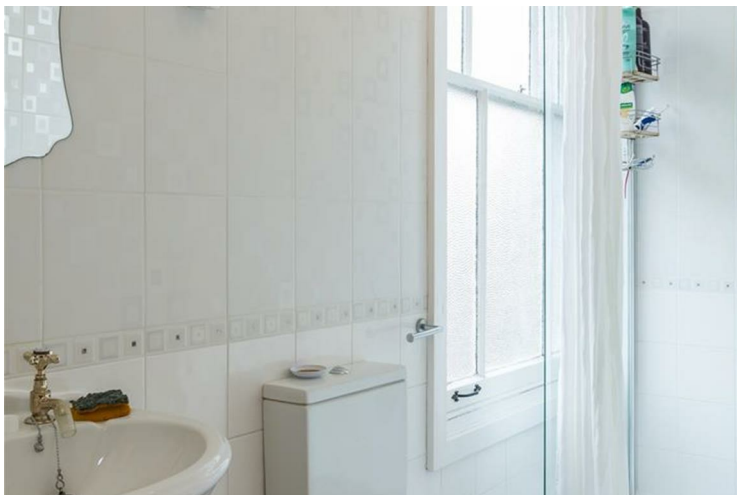
All kitchen equipment and resources will be included with the sale.





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- Thriving local business
- 3 floors
- All kitchen and dining equipment included with sale
- Rear parking area
- Historic Market-Town
- Exterior access to living area
- Immaculate interior
- Close to town centre
- Celler/storage
- Garage storage





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	76
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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