



**11-13 Eastgate, Louth  
LN11 9NB**

#9768/2023K

# Residential Development Opportunity

## 11-13 Eastgate

Louth, LN11 9NB



Agreement

For Sale



Detail

Former Bank Premises with planning permission for conversion into 5 x 2 bedroom apartments.



Price

Offers in excess of £225,000



Size

326.10 sq m (3,510 sq ft)  
GIA



Location

Louth, LN11 9NB



Property ID

#9768/2023K

**For Viewing & All Other Enquiries Please Contact:**



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## Property

The property comprises a substantial former bank, laid out over 2 floors, formerly providing ground floor customer/trading areas and on the upper floors ancillary office accommodation.

The building has full planning permission for conversion into 5 x two bedroom apartments, 3 at ground floor level and 2 on the first floor, with access taken from the side.

## Accommodation

Based on the floor plans provided to us the property will provide the following accommodation within each unit, on a Gross Internal basis.

Area	m <sup>2</sup>	ft <sup>2</sup>
Apartment 1	61.13	658
Apartment 2	71.61	770
Apartment 3	81.21	874
Apartment 4	54.34	585
Apartment 5	57.80	622
<b>Total GIA</b>	326.09	3,510

## Energy Performance Certificate

Current rating: E107

But the apartments will need reassessing following completion of the refurbishment/alterations of works.

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

The property we understand is not Listed but is located within a Conservation Area.

Prior Approval was confirmed on 3/11/23 for the proposed conversion from Class E to residential units under reference N/105/01768/23.

Copies of all the plans referred to in Prior Approval Confirmation notice are available on the ELDC planning portal.

## Rates

**Charging Authority:** East Lindsey District Council  
**Description:** Banks and Premises  
**Rateable value:** £17,000  
**UBR:** 0.512  
**Period:** 2023-2024

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available **Freehold** with vacant possession on completion.

## Price

Offers in excess of **£225,000**

## VAT

VAT may be charged in addition at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

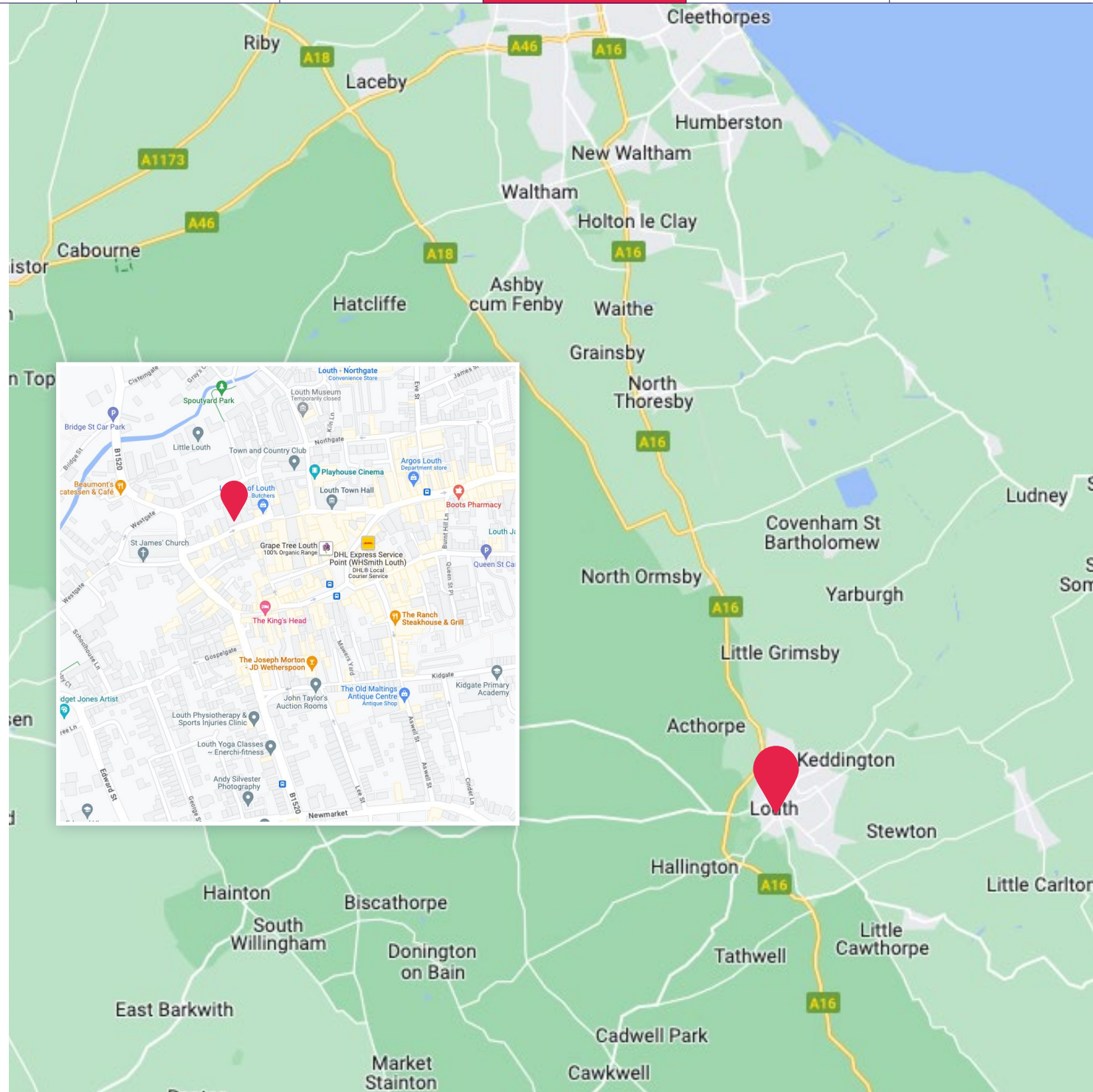
## Location

Louth is a thriving market town with a wealthy population of just under 20,000 and a predominately rural catchment of over 30,000.

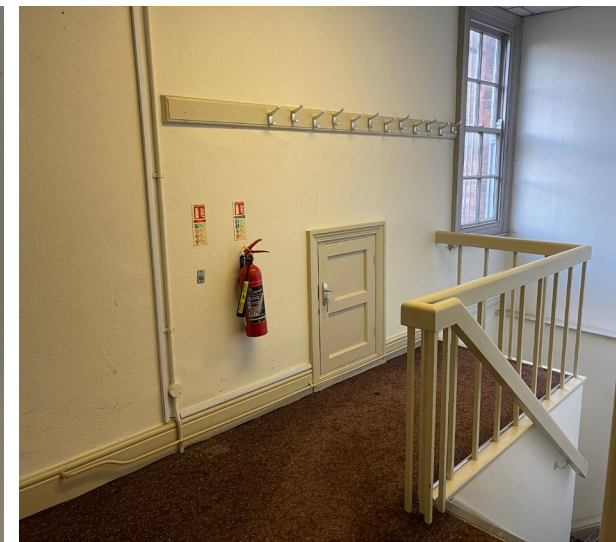
The town is highly regarded for its healthy mix of national and independent traders including White Stuff, Caffe Nero, a new Loungers and a variety of businesses offering top quality local produce such as Luck of Louth and Coopers Antique Dealers.

Eastgate is a well established town centre trading location, surrounded by an abundance of surfaced car parking. The western end of Eastgate where the subject property is located is mixed use in character, with a variety of commercial and residential occupiers nearby. This includes the town's main Post Office.

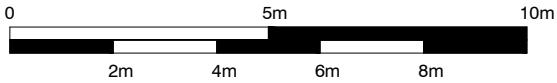
Louth sits in a strategic location just off the A16 which links Boston to the south with Grimsby to the north east. Lincoln is about 25 miles south west.



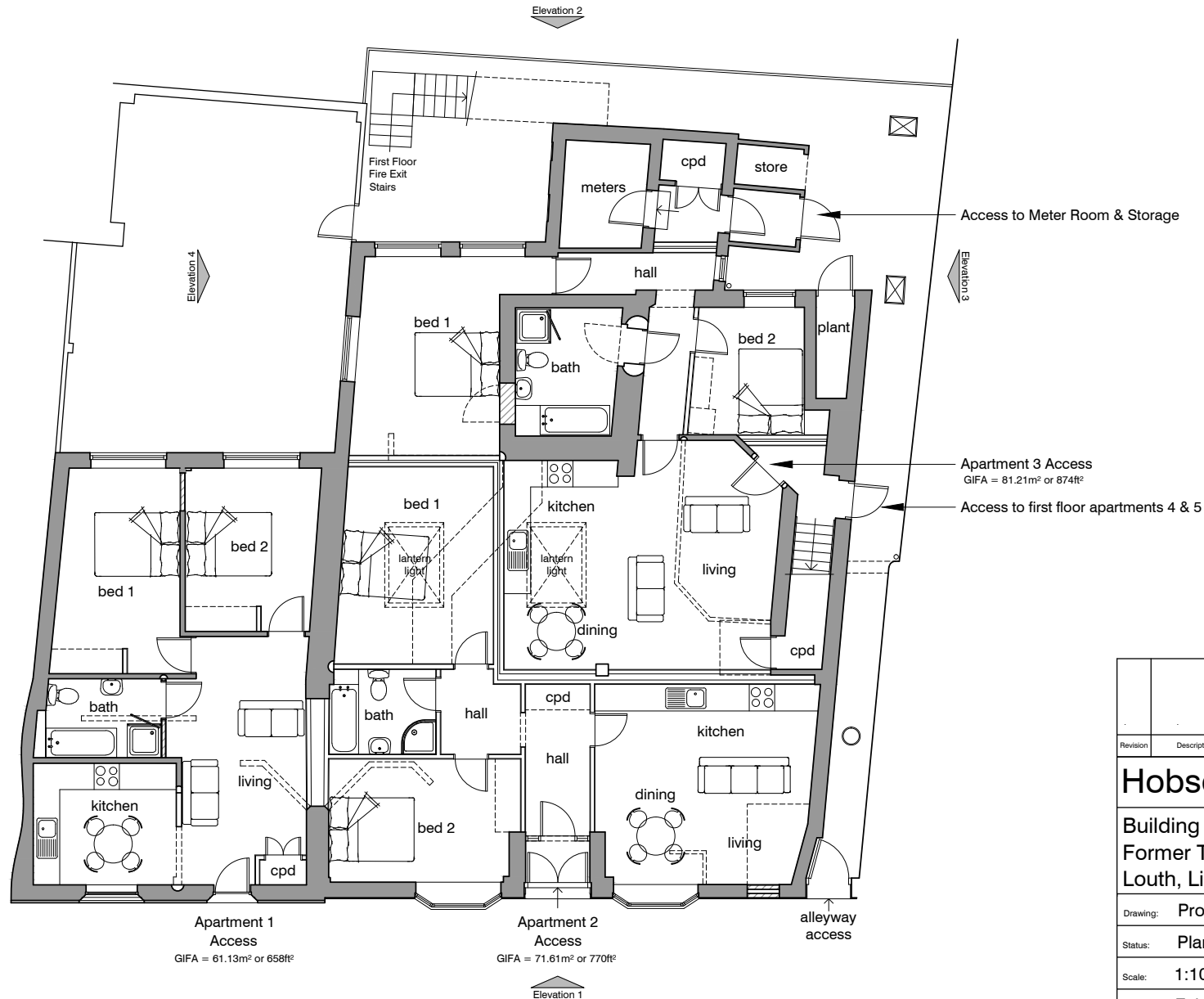




Scale Bar




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Ground Floor Plan

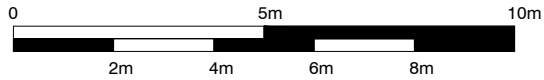
Revision	Description	Date
<p><b>Hobson Holdings</b></p> <p>Building Conversion and Alterations Former TSB Bank, 11 - 13 Eastgate Louth, Lincolnshire</p>		
<p>Drawing: Proposals - Ground Floor Plan</p>		
<p>Status: Planning</p>		
<p>Scale: 1:100 @ A3</p>		
<p>Date: February 2023</p>		
<p>Drwg. No: 1556H/101</p>		
<p>Revision: . Drawn by .</p>		



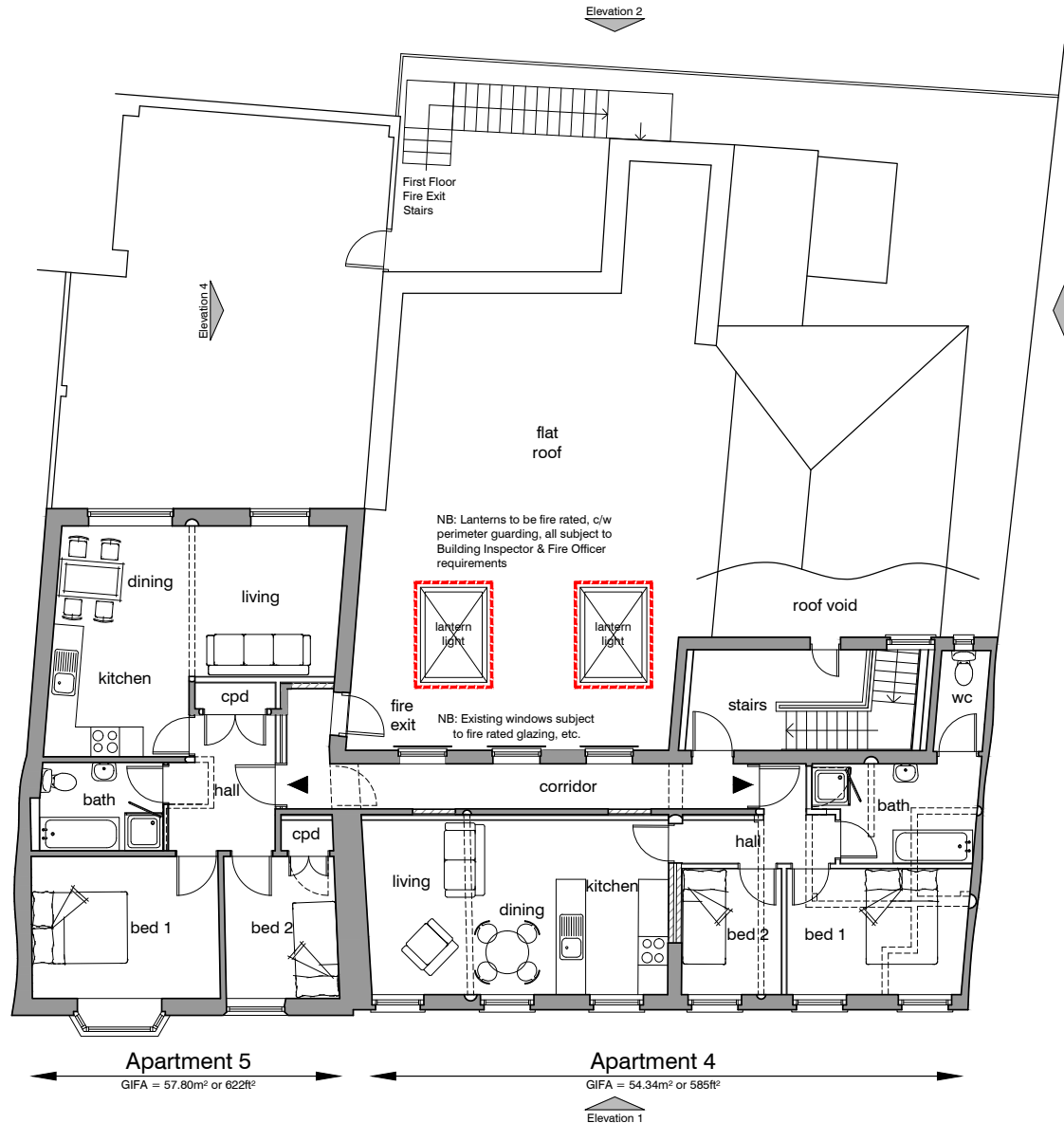
**artech**  
DESIGNS

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First Floor Plan

Revision	Description	Date
<b>Hobson Holdings</b>		
Building Conversion and Alterations Former TSB Bank, 11 - 13 Eastgate Louth, Lincolnshire		
Drawing: Proposals - First Floor Plan		
Status:	Planning	
Scale:	1:100 @ A3	
Date:	February 2023	<p><b>Artech Designs Ltd</b> Architectural Consultants, 6 Meadow Rise · Saxilby Lincoln · LN1 2HW Tel: 01522 803668 Mob: 07808 818368 marketing@artechdesigns.co.uk www.artechdesigns.co.uk</p>
Drwg. No:	1556H/102	
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