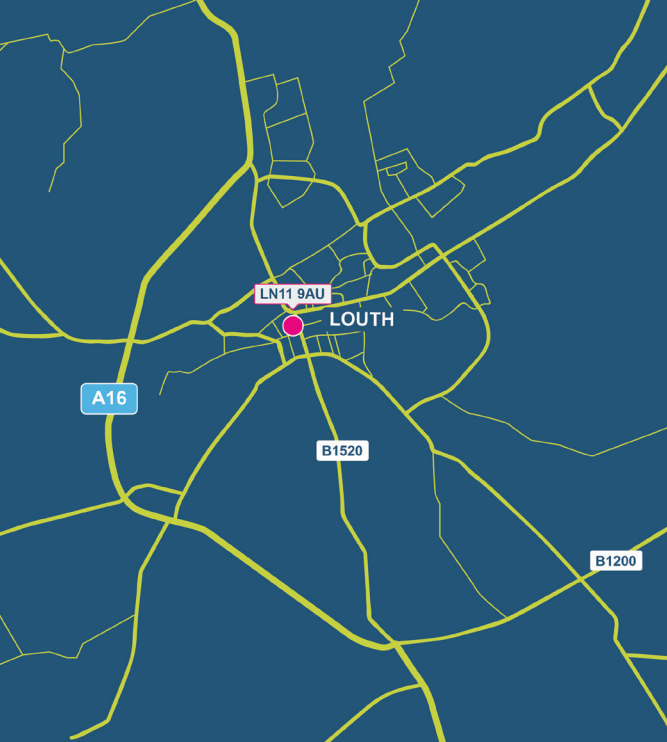




**BANKS
LONG&Co**

**THE MASONIC HALL, 19 & 19A QUEEN STREET,
LOUTH, LN11 9AU**

- Attractive building
- 345.20 sq m (3,716 sq ft) NIA
- Suitable for a variety of uses - STP
- Centrally located within Town Centre
- Available due to proposed relocation
- **FOR SALE**



The Money Laundering Regulations 2007 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

The property occupies a prominent position fronting Queen Street, which is situated within the centre of Louth. The surrounding area is predominantly commercial in character; with a beauty salon and off licence located either side of the property.

Louth is an attractive and prosperous market town sitting close to the Lincolnshire Wolds and has a residential population of circa 16,000 and a wide rural based catchment. The town was in recent years voted by viewers of the BBC Countrywide Programme as the Market Town of the Year. It is located about 30 miles north east of Lincoln.

PROPERTY

The property comprises a substantial mid terraced building constructed in traditional materials laid out over two floors.

The property is currently in use as the Local Masonic Lodge and is available now due to relocation.

The shop premises at 19 Queen Street, highlighted in blue on the plan, do not form part of the demise for sale but may be available by negotiation.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that the property has the following floor area:

Ground Floor	171.20 sq m	(1,843 sq ft)
First Floor	174.01 sq m	(1,873 sq ft)
Total NIA:	345.21 sq m	(3,716 sq ft)

SERVICES

We understand that all mains services are available and connected to the property. Interested parties are advised to make their own investigations in this regard.

TOWN AND COUNTRY PLANNING

We understand that the property has an established use falling within Class D2 (Assembly and Leisure) of the Town and Country Use Classes Order 1987 (as amended).

Alternative uses in this class include Music and Concert Halls and Gymnasiums or area for indoor sports and recreation.

Furthermore in our view the property has potential for alternative residential uses – subject to planning. The property is not Listed but is located within a Conservation Area

RATES

The ground floor shop unit is Rated.

Charging Authority: East Lindsey District Council
Description: Shop and Premises
Rateable value: £2,500
UBR: 0.493
Period: 2018-2019

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.

The Masonic Hall is not assessed for rating purposes.

TENURE

Freehold with vacant possession.

The shop premises may be available by negotiation.

PRICE

Masonic Hall : Offers are invited in the region of £250,000

Shop Premises : Price on application

VAT

VAT may be charged in addition to the sale price at the prevailing rate.

LEGAL COSTS

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

VIEWING: To view the premises and for any additional information please contact the sole agents.

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