



TOWN CENTRE RETAIL PREMISES

22 MERCER ROW, LOUTH LN11 9JQ

- Excellent trading location with neighbours including Lloyds Bank, Boots and Cafe Nero.
- Total NIA approx. 2,957 ft² (274.8m²).
- New effective full repairing and insuring lease available.

£25,000 P.A.X. LEASEHOLD | 2,957 ft² (275m²)

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LOCATION

Louth is a popular Market Town located in the East Lindsey district in Lincolnshire, approximately 14 miles South of Grimsby and 24 miles North East of Lincoln and on the edge of the Lincolnshire Wolds.

The subject property is located in the centre of the Town in an excellent trading opportunity. Neighbours include Lloyds Bank, Boots and Cafe Nero.

DESCRIPTION

The property comprises a mid-terraced, predominantly Retail Unit spread over three floors. Internally, the ground floor has been sub-divided to create a sales area and three offices. We believe that the majority of the existing ground floor walls are stud partitions which could be removed to increase the size of the Retail area substantially. The first floor has been sub-divided to create seven offices/consultation rooms, 2 x WC's and a kitchen. The second floor is primarily storage space with a staff room and WC.

ACCOMMODATION

The unit has been measured on a Net Internal Area basis

Description	m2	Sq.ft
Ground Floor - Sales Area & Offices (Overall)	115.5	1,243
First Floor - Offices/Consultation rooms	85.6	921
First Floor - Kitchen	7.1	76
First Floor - WC's	-	-
Second Floor - Stores & Staff Room	66.6	717
Second Floor - WC	-	-
Total NIA	274.8	2,957

SERVICES

We understand that the unit is connected to mains electricity, water and drainage.

We have not carried out any tests on any of the services or appliances present at the property and potential tenants should arrange for their own tests to ensure that any services are adequate and in good working order prior to committing to take a new lease in respect of the property.

TOWN AND COUNTRY PLANNING

The property has historically been used as a Shop and as such has an established use now falling under Use Class E.

For further information in respect of planning-related matters, prospective tenants should contact East Lindsey District Council Tel: 01507 601111.

BUSINESS RATES

We believe that property is assessed under the 2023 Rating List as a Shop & Premises with a Rateable Value of £20,250.

For further information in respect of the level of Business Rates payable, prospective tenants should contact East Lindsey District Council Tel: 01507 601111.

RENTAL TERMS

The property is available at a rent of £25,000 per annum exclusive of VAT and buildings insurance premium.

LEASE TERMS

A new effective full repairing and insuring lease for a minimum term of 5 years.

EPC

The property has an EPC rating of D92.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any new lease negotiated.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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