



Zara Cafe & The Studio Wellness Boutique

Ref: 5469140

1 Cannon Street, Louth, LN11 9NL

Freehold: £215,000

Available with vacant possession

Currently tenanted on TAW for £12,000 PA

Three storey Georgian end of terrace

Located next to Cannon Street Car Park

Former Wellness Studio

Energy Rating C



1 Cannon Street is a three story Georgian end of terrace property that is available to purchase in the centre of Louth. The total size of the property is approximately 1700 sq.ft, with the ground floor consisting of a café with some outdoor seating. The first and second floors were previously used as a wellness and fitness centre.



Fixtures & Fittings

Fixtures and fittings are included with the exception of items that are personal to our client.

Business Rates

Confirmation of business rates payable should be obtained from the local authority.

Location

Louth is located to the East of the Lincolnshire Wolds, around 25 miles east of Lincoln and 13 miles inland from the Lincolnshire coast. The population in the 2023 census was just shy of 140,000 and the average house price was just under £235,000.

Ground Floor

Entrance hallway, cafe seating area and catering kitchen. Stairs to first floor.

Other Floors

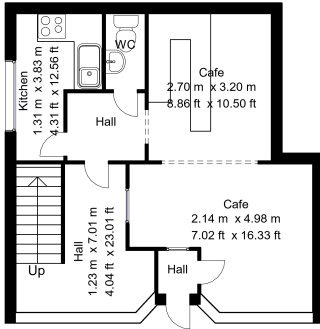
To the first floor are landing, cupboard, studio and toilet.

The second floor houses a studio and cupboard storage.

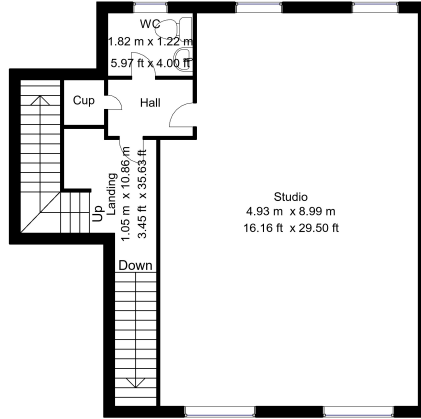
The Opportunity

1 Cannon Street offers any new owner the opportunity to buy an ideally located three storey commercial property in the centre of Louth to either rent out or operate their own business from. The building is in good condition and offers a diverse and flexible space that would suit a number of different business uses.

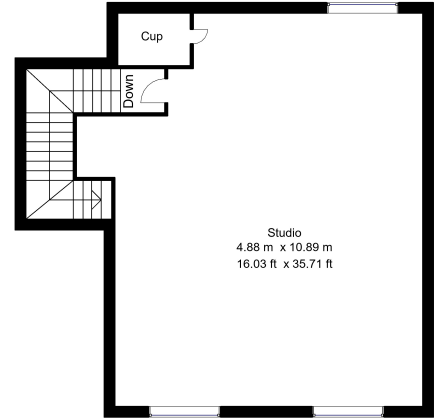
Ground Floor
41 Sq.mt / 441.32 Sq.ft
Approx



First Floor
59 Sq.mt / 636.65 Sq.ft
Approx



Second Floor
59 Sq.mt / 632.79 Sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Leeds



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189