

TES
PROPERTY

YORKSHIRE BUILDING SOCIETY



11 MERCER ROW LOUTH, LN11 9JG

ALL ENQUIRIES

- Ground floor office/retail space with excellent frontage
- Suitable for other uses, subject to usual permissions
- Prime position on Mercer Row
- EPC Rating: C

PRICE: £150,000 or

RENT: £13,500 Per Annum

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LOCATION

Louth is a market town of approximately 17,000 people, famous for its thrice weekly market and cattle market. The town centre provides essential services for a large rural area and secondary schools, banks and shopping facilities. The town is famous for its sole proprietor independent retailers, including butchers, bakers and specialist clothing shops etc. In addition, the town accommodates the main High Street banks and national retailers including Boots the Chemist, WH Smith, Millets etc. There are 3 supermarkets in the town, being a Co-operative, Morrisons and Aldi.

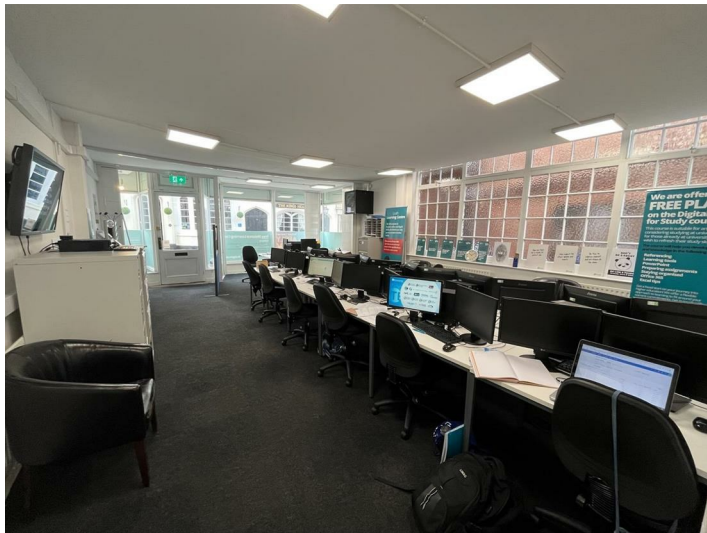
The property is a ground floor lock-up office/retail unit with an excellent frontage, situated in a prime position close to the town centre and all amenities.

ACCOMMODATION

MAIN RETAIL/OFFICE AREA

10.35m x 6.m overall

With excellent frontage to Mercer Row, radiators, light fittings, and security shutters.



INTERNAL CORRIDOR

Leading to:

OFFICE

3.48m x 2.06m

KITCHEN/STAFF ROOM

4.05m x 3.12m

DDA TOILETS

With wash hand basin and WC and fitted Baxi boiler for central heating and hot water.

GENTS/LADIES TOILET

With low flush WC and wash basin.

Rear exit via fire door leading to:

OUTSIDE

Side passageway with access to Mercer Row.

SERVICES

Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants should make their own enquiries. The property has the benefit of gas fired central heating to the ground floor office/retail space.

AGENT'S NOTE

The property is also available on a new lease at £13,500 per annum on an effective full repairing and insuring lease for a period of 6 years with a break clause being acceptable at the third anniversary.

RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £12,750

Rating Authority - East Lindsey District Council.

VAT

Please note, all prices quoted may be subject to VAT unless stated otherwise.

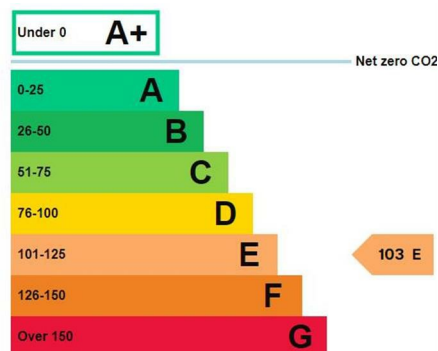
LEGAL COSTS

Each party will be responsible for their own legal fees in relation to the sale.

VIEWING

Strictly by appointment with the sole agents, TES Property.

ENERGY PERFORMANCE RATING



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.