



1 Cannon Street Louth LN11 9NL

£180,000

JOHN TAYLORS
EST. 1859

A versatile modern three storey commercial building which has been previously used as a wellness practices venue with cafe/reception on the ground floor. The property lends itself to a number of uses such as office space for professional services, subject to any necessary consents and is available with vacant possession. EPC rating C.

Location

This property is situated some 25 miles west of the city of Lincoln and some 16 miles south west of the town of Grimsby. It has a population of approximately 17,000 people and still holds thrice weekly open market. It has a mixture of independent as well as national retailers as well as three supermarkets and high street banks.

Accommodation

The property has the following accommodation:

Reception/Seating Area

With fixed seating, radiator.

14'5" x 8'8" (4.42m x 2.68m) x 5'5" x 5'6" (1.68m x 1.73m)

Serving Counter

With Counter and shelving.

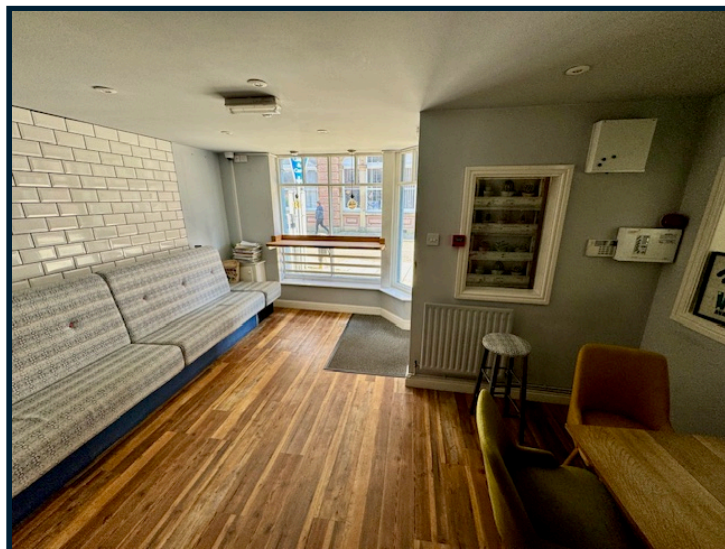
10'7" x 8'5" (3.28m x 2.62m)

Inner Hall

Providing access to toilet and kitchen.

W/c

With toilet and wash basin.



Kitchen

With integrated oven, hob, sink, hand wash basin, cupboards and wall shelving. Maximum measurements.

10'4" x 5'9" (3.17m x 1.80m)

First floor landing

With access to studio 2.

Studio room 1

With sash windows, radiators, fitted mirrors to outer wall and wood dance floor covering. 4.61 x 2.49 & 5.70 x 5.73

Studio 2

With extractor fan, radiators, sash windows, fitted mirrors to outer wall, access to roof space, built in cupboards housing Worcester Bosch gas fired Combi boiler. Maximum measurements.

22' x 27'8" (6.71m x 8.47m)

Business Rates

According to the government's online portal the property has the following assessment for 2023 List: Description: Dance Studio and premises. Rateable Value. £8,000.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 18 Mbps and an upload speed of 1 Mbps and a superfast download 80 Mbps and upload speed of 20 Mbps. Openreach network is available.

Mobile

We understand from the Ofcom website there is likely mobile coverage from EE Three 02 and vodafone.

Services

We understand that the property has mains water, electricity, gas and drainage. Gas Central heating.

Furnishings

If required, these are available to purchase via separate negotiation.



Viewing

Viewing strictly by appointment only through our Louth office.
Louth office open: Monday to Friday 9 am - 5 pm. Saturday 9 am - 1 pm.

Please Note

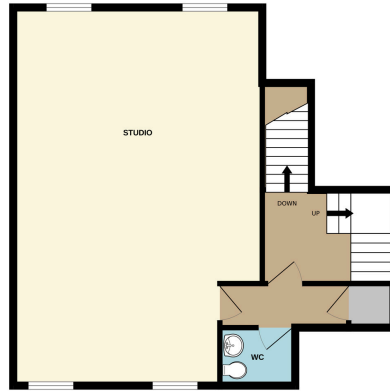
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that they do not make a wasted journey.



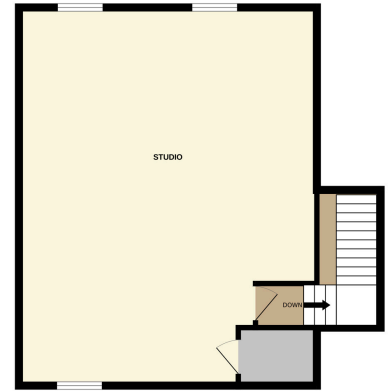
GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.7 sq.m.) approx.



2ND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1714 sq.ft. (159.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.