



9 MERCER ROW LOUTH, LN11 9JG

FOR SALE - INVESTMENT PROPERTY

- Excellent Town Centre Location
- Good footfall position
- Ground floor of 409 sq.ft. NIA approx.
- Achieving approx. £7,500 per annum exclusive
- EPC - C

PRICE: £92,500

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, Morrison’s and Aldi.

ACCOMMODATION

GROUND FLOOR

10.7m x 3.87m

FIRST FLOOR

KITCHEN & STAFF ROOM

3.054m x 2.156m + 2.95m x 1.793m

With radiator, stainless steel sink and drainer, wall and base units, space for washing machine and tumble dryer.

WC

With wash hand basin and wc.

OFFICE/SALON

3.716m x 4.22m

With 2x radiators, storage cupboard 1.286m x 3.041m. Loft access.

TENANCY

Under lease from 1st August 2024 on a 2 year lease at a rent of £625.00 per calendar month.

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.

RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £6,900 (£7,600)

Rating Authority - East Lindsey District Council.

LEGAL COSTS

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

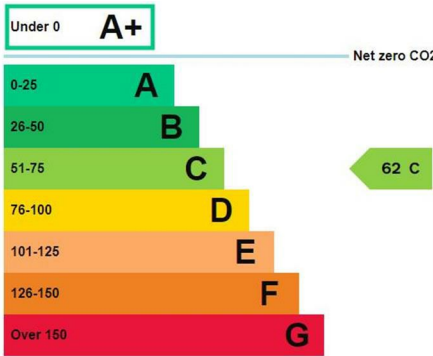
VAT

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.