



## **FUR FRIENDLY, THE OLD CATTERY HOWDALES, LN11 7DJ**

### **FOR SALE**

- Detached Single-Storey Premises on site of approx. 0.4 acres
- Currently used as a Pet Grooming Facility
- Suitable for a range of uses (subject to relevant permissions)
- Excellent parking facilities
- Enclosed courtyard and outbuildings offering additional space
- Business is a going concern and available by separate negotiation
- EPC Rating: F

**PRICE: £95,000**

## LOCATION

Howdales is a rural hamlet located approx. 8 miles east of Louth, which serves as the main service and retail hub for the surrounding villages, offering access to a full range of commercial, educational and healthcare facilities. Road connections are via the B1200 and A16, linking to the wider Lincolnshire road network. The location is suited to businesses requiring a quiet, countryside setting while remaining accessible to local markets and transport routes.

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

The property is located on a site of approx. 0.4 acres.

## RECEPTION

4.96m (max) x 2.476m (max)

With door leading to Courtyard Area.

## W.C

With w.c and wash hand basin.

## MAIN OFFICE/RETAIL AREA

4.841m x 4.967m



## MAIN SALON

4.858m x 3.602m

## SALON & SHOWER/WASH ROOM

5.181m x 2.55m

## KITCHEN

2.98m x 2.89m

With door leading to Patio Area.

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.

## OUTSIDE

The property benefits from parking for up to 6 vehicles.

## COURTYARD

7.06m x 3.923m (max)

Accessed via the Reception.



## SHEDS

7.06m x 10.07m

## AGENT'S NOTE

Business is a going concern and available by separate negotiation.

## SERVICES

Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants/purchasers should make their own enquiries. Water supply is from a private borehole.

## RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Dog grooming parlour & premises

Rateable Value - £2,600 (£3,550 from 1st April 2026)

Rating Authority - East Lindsey District Council.

## 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

