



## CHAMELEON, 17 MERCER ROW LOUTH, LN11 9JG

### BUSINESS FOR SALE

- Well-established ladies' clothing & accessories retailer
- Business available as a going concern
- Currently occupying prime high street location
- Established customer base with repeat trade
- For sale due to retirement

**PRICE: £30,000 TO INCLUDE ALL  
FIXTURES, FITTINGS & GOODWILL**

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DESCRIPTION

An excellent opportunity to acquire Chameleon, a well-established business specialising in ladies’ fashion, footwear and accessories, occupying a prime retail position on Mercer Row, one of the main shopping thoroughfares in the historic Lincolnshire market town of Louth. The business is available as a going concern, with fixtures, fittings, stock and goodwill included in the sale price. A new lease will be made available by negotiation.

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.

The property occupies the corner position on Mercer Row with Butcher Lane.

GROUND FLOOR SHOP UNIT

The business is currently occupying the ground floor area which we understand will be available on a new lease on terms to be agreed.



LOBBY & WC

STORE ROOM

2X CHANGING ROOMS

SERVICES

Some 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.

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.

RATEABLE VALUE

Enquiry of the VOA website indicates:-  
Description - Shop and premises  
Rateable Value - £10,500  
Rating Authority - East Lindsey District Council.

ACCOUNTS

Accounts available on request following successful viewing.

LEGAL FEES

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

AGENT'S NOTE

Business is available to purchase as a going concern, with fixtures, fittings, stock and goodwill included in the sale price.

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

