



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 stock available at valuation and a new lease 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.

RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £10,500 (£12,500 from 1st April)

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

