



7 MERCER ROW LOUTH, LN11 9JG

TO LET

- Ground floor café premises
- Established town centre location
- Prominent position close to the Market Place and Eastgate
- Ideal for café use, other uses considered, subject to relevant consents
- Good pedestrian footfall
- Available to let on a new lease
- EPC Rating – E

RENT: £8,400 Per Annum

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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 a central position on Mercer Row, close to the Market Place and Eastgate, within Louth's established town centre retail area. The location benefits from strong pedestrian footfall and convenient access to surrounding amenities.

ACCOMMODATION

GROUND FLOOR

RESTAURANT/CAFE AREA

4.53m max x 6.80m

With 6 tables seating 22.



TOILET

With low flush wc and wash basin.

PREPARATION ROOM

3.20m x 2.77m

With pot wash facilities.

KITCHEN

2.98m x 2.79m

Fully fitted with prep area, oven, hob, and microwave.

REAR PASSAGEWAY

With access to side yard and 3 fridge freezers.

OUTSIDE

The property has a small rear yard for bin storage.

Access to the rear of the café is via a shared passageway which runs between numbers 9 and 11 Mercer Row.

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 - Restaurant and premises

Rateable Value - £6,200 (£6,800 from 1st April 2026)

Rating Authority - East Lindsey District Council.

LEGAL COSTS

The incoming tenant will be responsible for the landlord's reasonable legal costs.

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

