

33 MERCER ROW, LOUTH, LN11 9JG

- Prominent town centre commercial premises
- Suitable for a variety of uses, subject to consent
- Approx. 240 sq.m/2,583.36 sq.ft
- Ground floor retail/office area with 1st & 2nd floor office accommodation
- Excellent visibility and frontage to Mercer Row
- Air-conditioning and heating throughout
- EPC Rating – E

PRICE: £289,950

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 is situated on Mercer Row, a central town centre location within Louth's main shopping and business area. It is surrounded by a mix of independent and national retailers, professional services, cafés and banks, providing excellent visibility and convenient access to the Market Place and key town centre amenities.

ACCOMMODATION

GROUND FLOOR



RETAIL/OFFICE AREA

11.65m x 7.90m max (38'2" x 25'11" max)

Split to provide main reception area, waiting area, 2 offices, serving counter, heating via air conditioning units.

SAFE ROOM

2.53m x 1.3m (8'3" x 4'3")

CLOAK ROOM

2.82m x 2.64m (9'3" x 8'7")

STORE

2.62m x 1.99m (8'7" x 6'6")

FIRST FLOOR

GENTS WC

wc and hand wash basin

LADIES WC

wc cubicle and hand wash basin

LOBBY

1.80m x 1.70m (5'10" x 5'6")

OFFICE

1.95m x 3.17m + 4.98m x 4.14m (6'4" x 10'4" + 16'4" x 13'6")



KITCHEN

1.72m x 1.79m (5'7" x 5'10")

With wall, base and drawer units, stainless steel sink and drainer, and radiator.

OFFICE

3.85m x 4.83m (12'7" x 15'10")

With internet and phone cabling, radiator, and Mitsubishi air conditioning unit.



OFFICE

5.97m x 3.1m (19'7" x 10'2")

With internet and phone cabling, radiator, and Mitsubishi air conditioning unit.

SECOND FLOOR

OFFICE

3.28m x 4.98m + 1.75m x 1.86m (10'9" x 16'4" + 5'8" x 6'1")

With internet and phone cabling, radiator, and Mitsubishi air conditioning unit.



OFFICE

2.47m x 3.16m + 1.93m x 2.86m (8'1" x 10'4" + 6'3" x 9'4")

With internet and phone cabling, and Mitsubishi air conditioning unit.

STORE ROOM

7.07m x 5.97m (23'2" x 19'7")

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.

AREA MAP



RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £21,750 (£26,000 from April 2026)

Rating Authority - East Lindsey District Council.

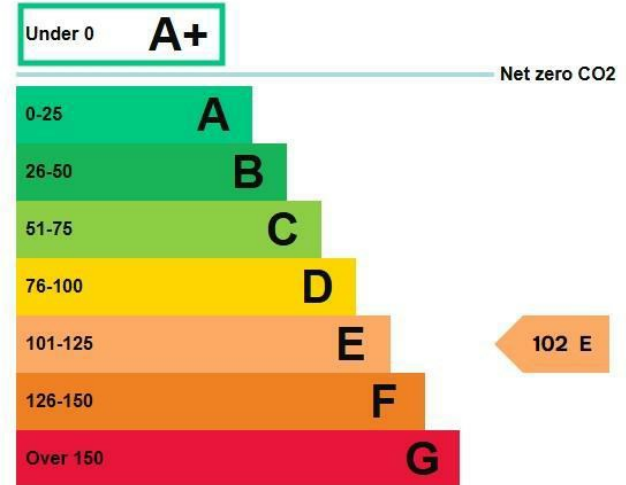
VAT

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





To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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