

## 11 MERCER ROW LOUTH, LN11 9JG

### ALL ENQUIRIES

- Ground floor office/retail space with excellent frontage
- Suitable for numerous uses, subject to relevant permissions
- Prime position on Mercer Row
- Fully renovated to a high standard
- Available for sale (leasehold) or to let on a new lease (min 3 years)
- EPC Rating: C

**PRICE: £47,000**

**RENT: £5,000 Per Annum**

## 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, Morrisons and Aldi.

The property is a ground floor lock-up office/retail unit with an excellent frontage, situated in a prime position close to the town centre and all amenities.

## ACCOMMODATION

### MAIN RETAIL/OFFICE AREA

4.78m max x 6.01m max

With excellent frontage to Mercer Row, 2 modern electric radiators, a full alarm system, wood effect flooring, and LED lighting throughout.



### STORE ROOM

1.94m max x 1.29m max

With double base unit and worktop.

## 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 should make their own enquiries.

## TENURE

The property is available for sale via leasehold on a new 125 year lease. Alternatively, the property is available to let on a new lease for a minimum term of 3 years, on terms to be agreed.

## RATEABLE VALUE

To be reassessed by the VOA.

Rating Authority - East Lindsey District Council.

## VAT

Please note, all prices quoted may be subject to VAT unless stated otherwise.

## LEGAL COSTS

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

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

## VIEWING

Strictly by appointment with the sole agents, TES Property.



## ENERGY PERFORMANCE RATING

