



UNIT C NORTHOLME ROAD LOUTH, LN11 0HQ

FOR SALE

- Modern Industrial Warehouse Unit
- Established commercial location
- Excellent eaves height
- Excellent access to the A16 and wider road network
- Parking to frontage
- EPC Rating - TBC

PRICE: £275,000

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 unit occupies a prominent position on Northholme Road, an established commercial area on the outskirts of Louth, close to a range of trade and industrial occupiers. The property enjoys excellent accessibility to the A16 and is conveniently located within easy reach of Louth town centre and its amenities.

ACCOMMODATION

WAREHOUSE

29.694m max x 20.541m

With LED lighting, up to 6.92m eaves.



KITCHEN

2.35m x 3.58m

With worktops, base units, stainless steel sink and drainer.

TOILET

2.26m x 2.96m

With wc and wash hand basin.

STORE

1.67m x 4.69m

OFFICE

11.92m max x 5.84m max

With electric storage heater, LED lighting and 2x stud partitioned store/offices as follows:

STORE/OFFICE 1

3.7m x 1.25m

STORE/OFFICE 2

2.92m x 2.86m

OUTSIDE

With parking for up to 7 vehicles.

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.

RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £19,500

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 be confirmed

