

# THE SALON, LOUTH GOLF CLUB, CROWTREE LANE, LOUTH



- Located in the main Golf Club building
- Suitable for numerous uses subject to consent
- Kitchen & Toilet facilities included.
- Some Salon equipment available by separate negotiation
- Parking, water, and electricity included.
- New Lease available.

**RENT: £7,000 p.a including services**

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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, in particular, 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 salon is located on the first floor of the main building to the ever-popular Louth Golf Club. The golf club is a short distance from the town centre and approx. 16 miles south-west of Grimsby and 28 miles from the City of Lincoln.

## ACCOMMODATION

Entrance via side door to staircase leading off to the right to the Salon.

## SALON

14.5ft x 27.38ft (4.42m max x 8.346m max)

With fire escape, storage cupboard, serving/reception counter and radiators.

## KITCHEN

11.15ft x 11.15ftmax/6.53ft min (3.4m x 3.4m max/1.99m min)

With fitted wall and base units, stainless steel sink and drainer, radiator, space for washing machine and refrigerator.

## TOILET

With low level wc, and corner wash hand basin

## SERVICES

Mains electricity, water and sewerage services are understood to be connected. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## INCLUSIONS

Water, electricity and parking are understood to be included within the price.

Some of the salon equipment may be available by separate negotiation with the current tenant.

## ASSESSMENTS

Description:- Hairdressing Salon and premises

Rateable Value:- £4,500

## COSTS

The ingoing tenant will be responsible for the landlords reasonable legal costs in the preparation of a new lease.

## REFERENCES

The usual bank and two trade/character references will be required.

## VIEWING

By prior appointment with Turner Evans Stevens office in Louth



## INFORMATION & SERVICES

### MEASUREMENTS

Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

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