

For Sale



Louth

Market Place, LN11 9NX

Total Area: 2,473 sq ft (230 sq m)

Sale Price: £225,000

Location & Description:

- The property is situated in the market town of Louth, approximately 25 km south of Grimsby and 45 km north east of Lincoln.
- The town benefits from a large number of independent retailers together with national outlets; Costa, Lounges, Greggs, Caffè Nero, Specsavers, Card Factory, Holland & Barrett and Edinburgh Woollen Mill amongst others.
- Occupying a prominent corner position on Market Place the property is suitable for a wide variety of uses subject to obtain the necessary planning consents.

Demise:

Ground Floor Sales 927 sq ft (86.13 sq m)
Ground Floor Ancillary 171 sq ft (15.87 sq m)
Basement Ancillary 334 sq ft (31.03 sq m)
First Floor Ancillary 736 sq ft (68.40 sq m)
Second Floor Ancillary 305 sq ft (28.37 sq m)

Price:

£225,000

Tenure:

Freehold.

VAT:

We have been advised the property is not subject to VAT. Buyer is to make their own enquiries.

EPC:

Energy Performance Rating Assessment – E

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £20,750

Date Prepared:

June 2025

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

For further information, register interest, request a viewing and stay up to-date with this property please click the image below.

**Contact Us:**

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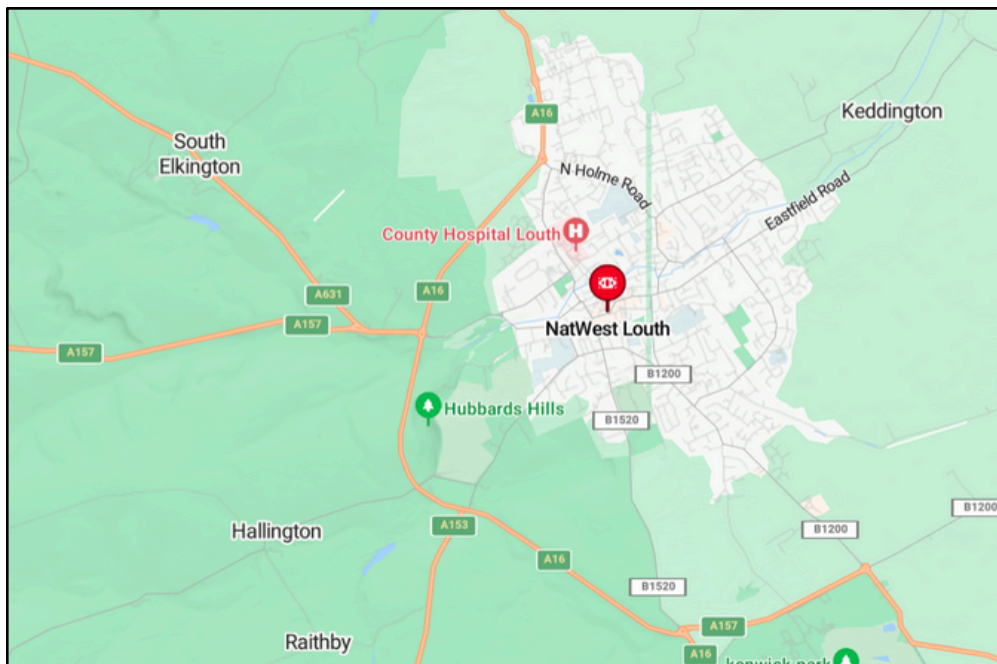
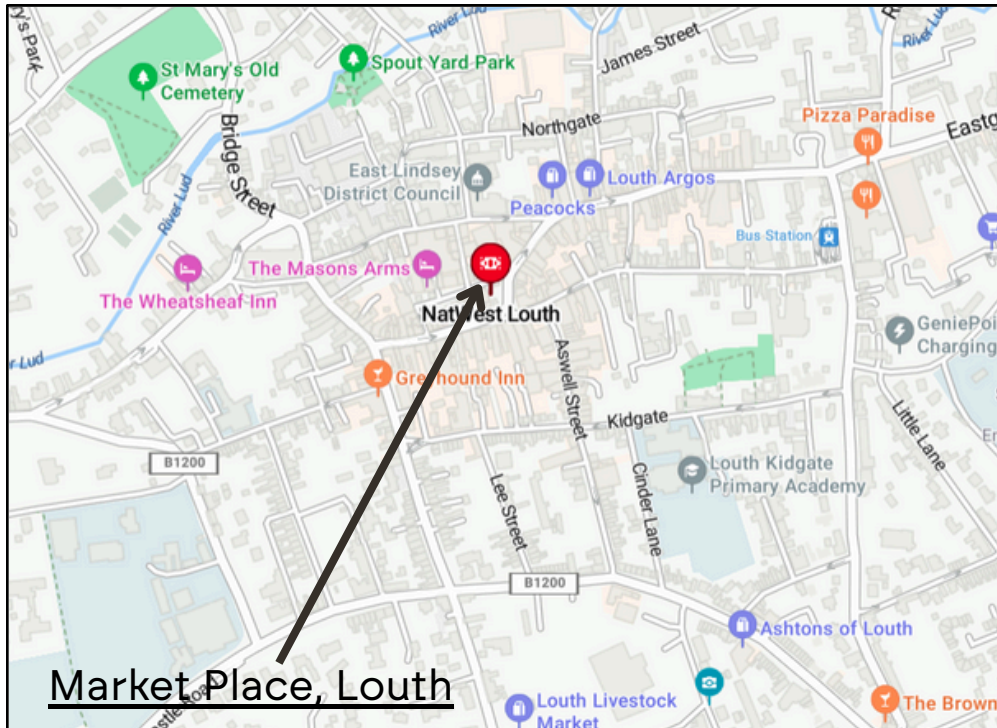
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In partnership with:





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