



Pygott
& Crone

5 Cornmarket
Louth, Lincolnshire, LN11 9PY

£250,000

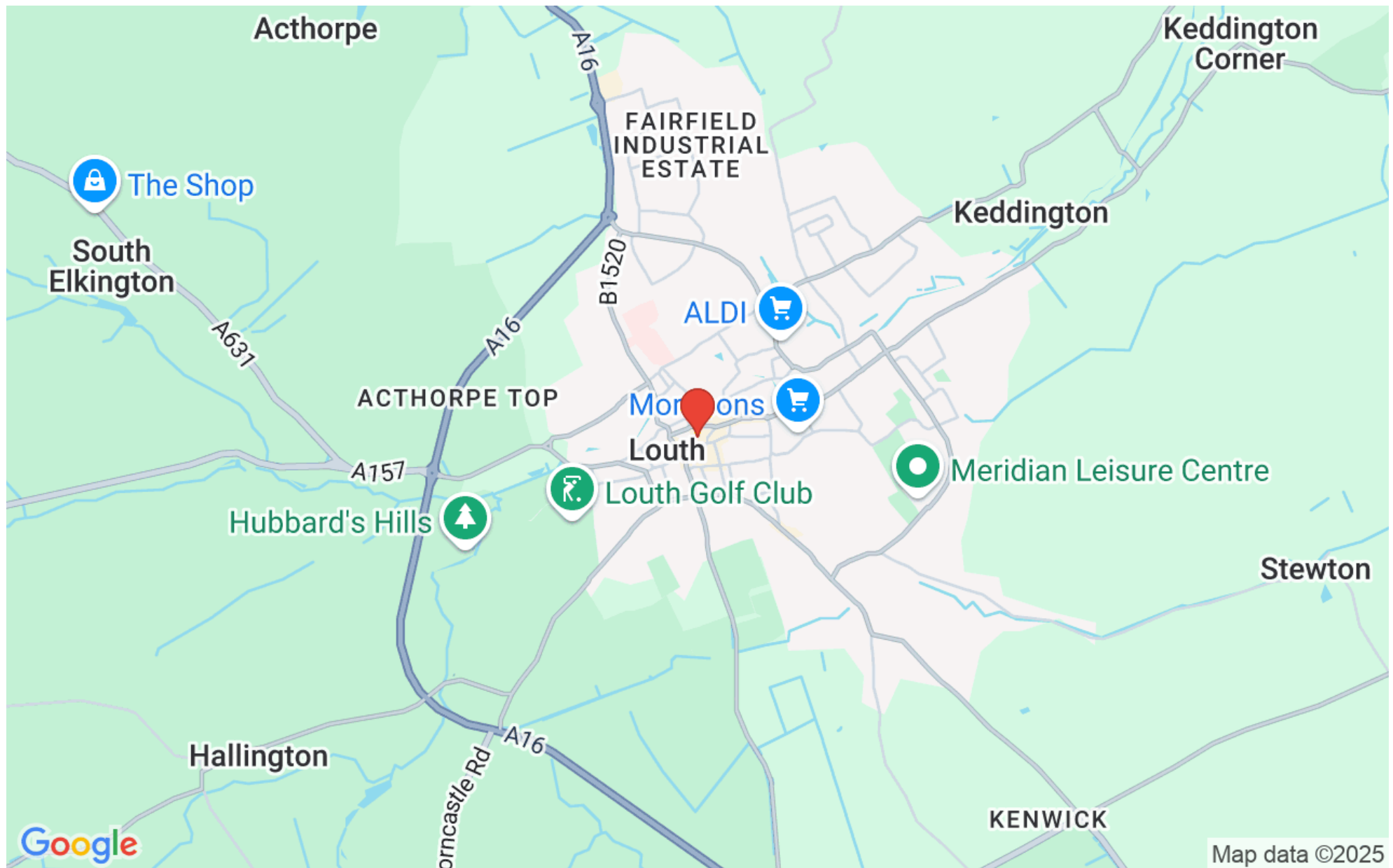
Details

- For Sale
- Prime Retail Shop
- Town centre market place
- Grade II Listed
- 4 storey building
- Overall area of 2465 sqft (228.8 sqm)
- Retail space 570 sqft (52.9 sqm)
- First & second floor 1317 sqft (122.35 sqm)
- CEPC of E 122





Location



Overview

An excellent opportunity to purchase this prime retail premises within Louth Town centre fronting onto the market place. The property offers 4 storey accommodation including retail/ office and storage space with a total floor area of 2465 sqft (228.8 sqm)



Location

The property is situated in a highly prominent position on the corner of New Street and Cornmarket within the market place and town centre. Louth is a market town and civil parish in the East Lindsey district of Lincolnshire.

Louth serves as an important town for a large rural area of eastern Lincolnshire. Visitor attractions include St James' Church, Hubbard's Hills, the market, many independent retailers, and Lincolnshire's last remaining cattle market. Louth holds market days on Wednesdays, Fridays, and Saturdays.

There is a farmers' market on the fourth Wednesday of each month. A cattle market is held each Thursday at the Louth Livestock Centre on Newmarket. The town is 15 miles south of Grimsby and 27 miles east of Lincoln.



ACCOMMODATION

The property is arranged over 4 floors and comprises:

Basement = 547 sqft (50.8 sqm)

Lower Ground Floor Retail = 570 sqft (52.9 sqm)

Upper Ground Floor WC 31 sqft (2.8 sqm)

First Floor = 661 sqft (61.4 sqm)

Second Floor = 656 sqft (60.9 sqm)

Total = 2465 sqft (228.8 sqm)

PLANNING

The property has established use as A1,A2 which is now planning E.
The property is Grade II listed.

SERVICES

Mains electricity, water, drainage are connected. The former occupier didn't pay their bill so the gas board removed the meter however they should re install for a new account.

TENURE

The property is for sale freehold with vacant possession.

RATEABLE VALUE

The property has a rateable value of £12250.



CEPC

The property has a CEPC rating of E which is valid until the 6th March 2035.

LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The sale price is exclusive of VAT if applicable.

LOCAL AUTHORITY

East Lindsey District Council

The Hub

Mareham Road

Horncastle

Lincolnshire

LN9 6PH

Tel 01507 601111

VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522 536777

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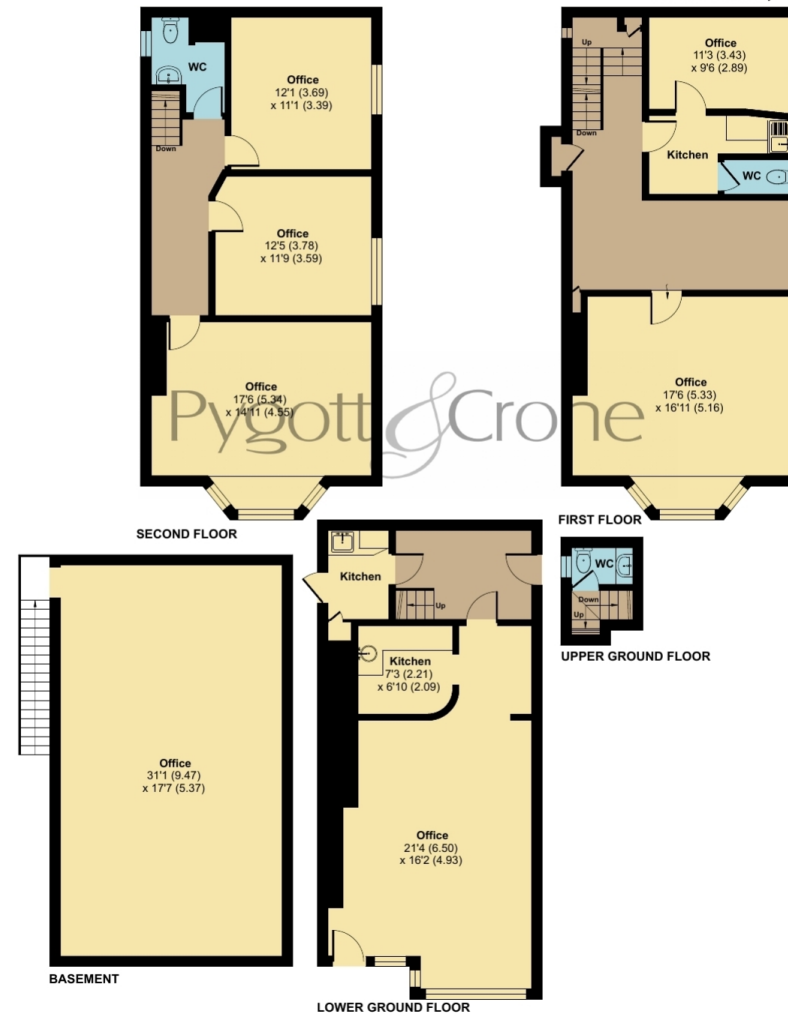


Cornmarket, Louth, LN11



Basement Net Internal Area = 547 sq ft / 50.8 sq m
 Lower Ground Floor Net Internal Area = 570 sq ft / 52.9 sq m
 Upper Ground Floor Net Internal Area = 31 sq ft / 2.8 sq m
 First Floor Net Internal Area = 661 sq ft / 61.4 sq m
 Second Floor Net Internal Area = 656 sq ft / 60.9 sq m
 Total = 2465 sq ft / 228.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nchecom 2024. Produced for Pygott & Crone. REF: 1287465



5 Cornmarket, Louth
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

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