



John Taylors Estate Agents 14-16 Cornmarket Louth
LN11 9PY

£170,000

JOHN TAYLORS
EST. 1859

An excellent opportunity to purchase a spacious Grade II listed town centre commercial premises which has been occupied by the owners John Taylors estate agents for over 120 years and has become available due to their relocation to their newly acquired premises at 127 Eastgate, Louth. The property although, used as an estate agency premises since the early 1900s, would lend itself to the number of alternative commercial uses subject to any necessary local authority consent. EPC rating D.

Rooms

Location

The market town of Louth is the main centre within the district of East Lindsey with a population of approximately 17,000 and is approximately 16 miles south of the town of Grimsby and some 25 miles north-east of the city of Lincoln. The property is situated in the historic Cornmarket which has a mixture of retail and Office uses and includes estate agents, banks, solicitors, hotel, café/coffee houses as well as an open market held three times a week.

Reception

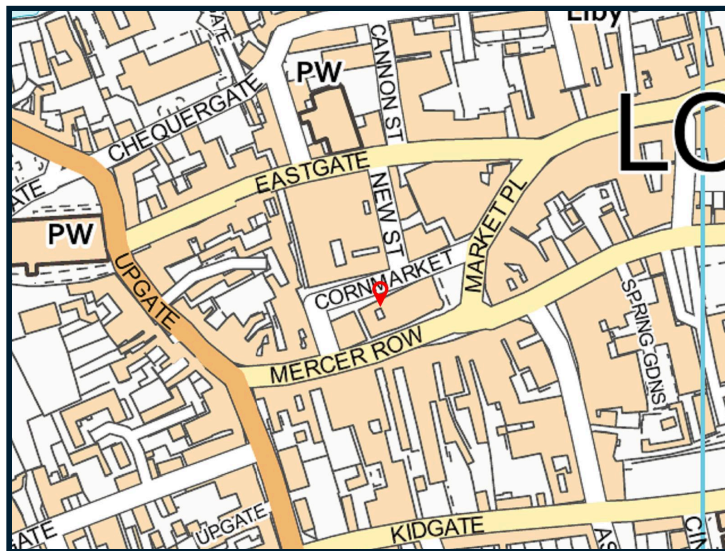
With two bay windows, two entrance doors and a radiator.
21'9" x 12'5" (6.69m x 3.81m)

Rear Office

With radiator, under stairs, storage cupboard.
16' x 8'7" (4.89m x 2.68m)

Stairs To First Floor Landing

With two built-in storage cupboards.



Office 1

With radiator, bay window, built-in cupboard and staircase bulkhead.
10'8" x 10'5" (3.3m x 3.22m)

Kitchenette

With wash basin, worktop, Vaillant gas fired Combi central heating boiler and toilet off.
7'9" x 5' (2.43m x 1.55m)

Office 2

With radiator and bay window.
10'9" x 10'7" (3.35m x 3.29m)

Staircase Leading To 2nd Floor

With fire access door.

Office 3

With two radiators and staircase leading to attic storage room.
18'2" x 10'7" (5.57m x 3.29m)

Kitchenette/Store

With stainless steel sink and cupboard unit, radiator.
12'4" x 8'4" (3.8m x 2.57m)

Shower room

With washbasin, disconnected shower, toilet and radiator.
6'4" x 5'3" (1.96m x 1.63m)

3rd Floor Attic room/Store

With Velux window.

Services

The property has mains water, electricity, gas and drainage. Gas fired central heating and broadband connection points.



Business Rates

The property has the following rateable value and description under the 1st April 2023 Valuation list: Rateable Value: £6,700

Description: Shop & Premises.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office.

Louth office open from Monday to Friday 9 am to 5 pm and

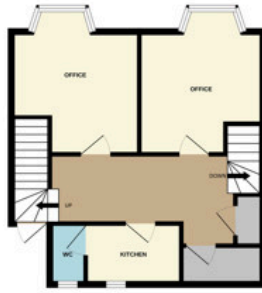
Saturday to 9 am to 1 pm.



GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.5 sq.m.) approx.



2ND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



3RD FLOOR
223 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA: 1556 sq.ft. (144.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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John Taylors

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-150	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.