



## SITUATION

Located at the junction with Cornmarket, in the heart of the town centre, adjacent to **Grape Tree Health Foods**, opposite a branch of **NatWest** and amongst other multiples such as **Santander, HSBC, Caffe Nero, Holland & Barrett, Cancer Research, Alfredo Lounge** and many more.

Louth is a popular and attractive market town serving the surrounding community, located on the border of the Lincolnshire Wolds (AONB), approx. 13 miles east of Market Rasen and 24 miles north-east of Lincoln.

## PROPERTY

A mid-terrace Grade II Listed building comprising a **Ground Floor Shop** with internal and separate rear access to a **Self-Contained Flat** on the first and second floors.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	17'8"
Internal Width	14'8"
Shop Depth	24'5"
Built Depth	36'3"

WC

### First & Second Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC	
GIA of Flat	Approx. 1,053 sq ft

**VAT is applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note 1: The property was previously let to a phone shop at £19,500 p.a.**

**Note 2: Refer to the Auctioneers for the video tour of the property.**

# Vacant Shop & Flat

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

## Vendor's Solicitors

Gunner Cooke  
Tel: 0161 834 7843 Ref: Sam Rosenthal  
Email: sam.rosenthal@gunnercooke.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



