

RETAIL UNIT

TO LET



32-34 Mercer Row, Louth
LN11 9JQ

#1224563/2025A

Eddisons

32-34 MERCER ROW

LOUTH, LN11 9JQ



Agreement

To Let



Detail

Prime retail property within popular Market Town, laid out over ground, first and second floors.



Rent

£25,000 pax



Size

332.40 sq m (3,578 sq ft)



Location

Louth, LN11 9JQ



Property ID

#1224563/2025A

For Viewing & All Other Enquiries Please Contact:



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Property

A substantial mid terrace double-fronted retail unit, laid out to provide a ground floor sales area with first and second floor storage/ staff facilities.

The property occupies a prime location within the town centre, close to Caffè Nero, Boots, Holland & Barrett and Greggs.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor areas.

Area	m ²	ft ²
Ground Floor Retail	121.30	1,306
Ground Floor Storage	39.70	427
First Floor Storage and Staff	86.20	928
Second Floor Storage	85.20	917
Total NIA	332.40	3,578

Energy Performance Certificate

In course of preparation.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority:	East Lindsey District Council
Description:	Shop and Premises
Rateable value:	£22,500
UBR:	0.546
Period:	2024-2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term of 5 years or multiples thereof, subject to 5 yearly rent reviews.

Rent

£25,000 per annum exclusive

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

The incoming tenant will be responsible for the Landlords' reasonable legal costs incurred in documenting the transaction.

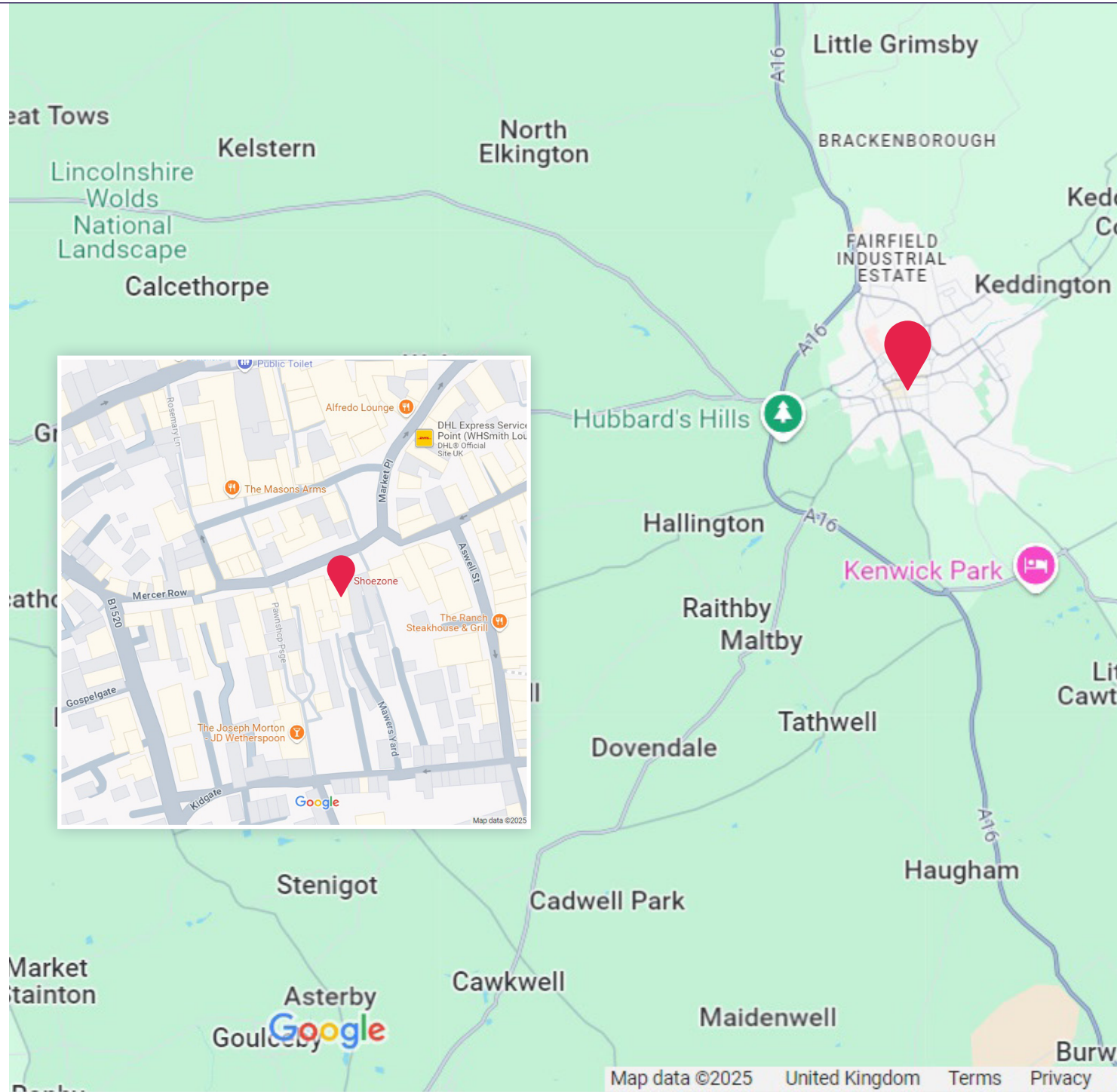
Location

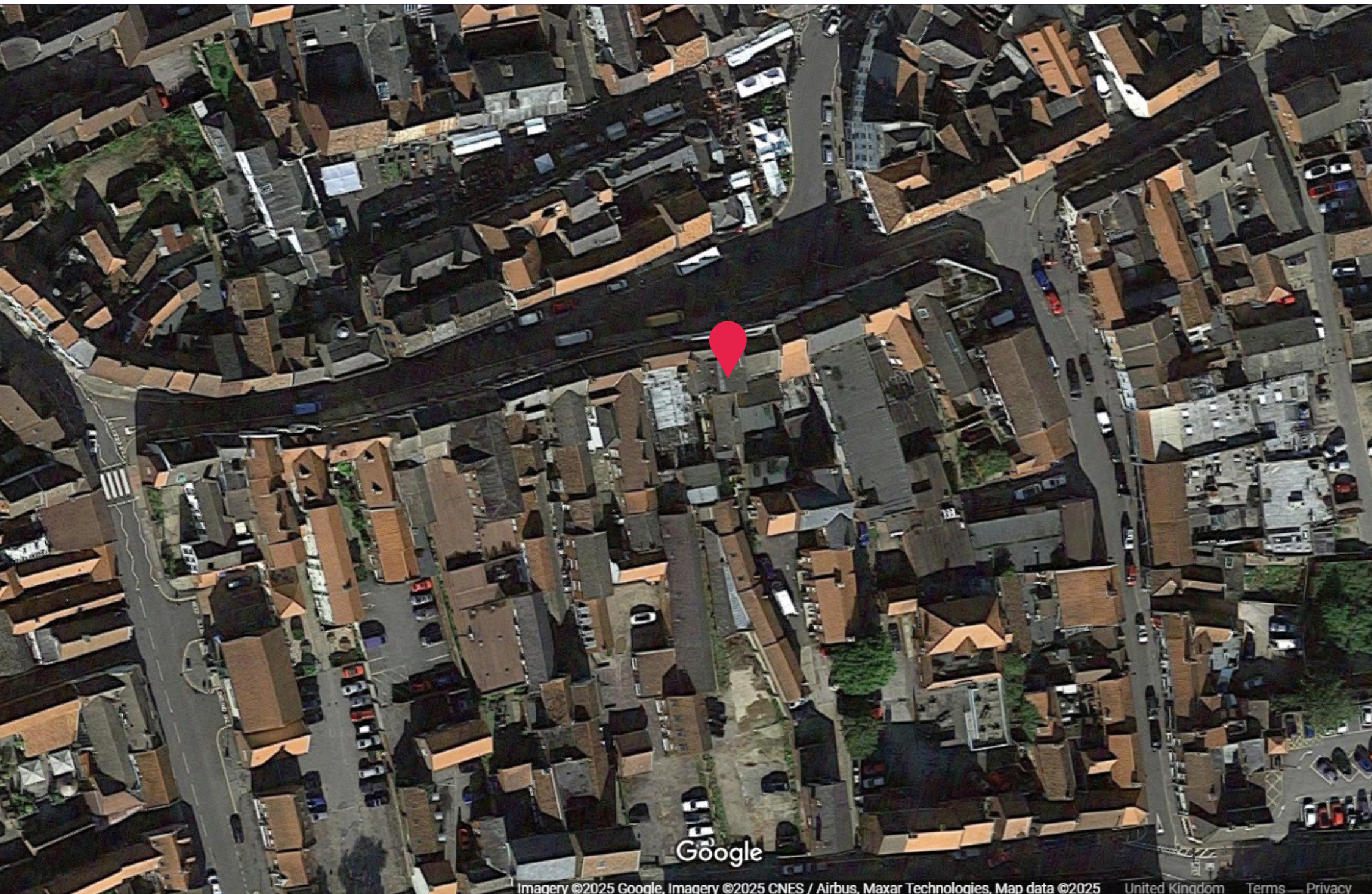
Louth is a thriving market town with a wealthy population of just under 20,000 and a predominately rural catchment of over 30,000. It sits on the eastern edge of the Lincolnshire Wolds, an area designated as one of Outstanding Natural Beauty.

The town is highly regarded for its healthy mix of national and independent traders, including White Stuff, Caffè Nero, a new Loungers and a variety of businesses offering top quality local produce, such as Luck of Louth and Coopers Antique Dealers.

Mercer Row is a well-established prime town centre trading location and the property sits towards its eastern end, close to the Market Place and Eastgate. Other nearby retailers include Specsavers, Greggs, Costa and WHSmith.

The town sits in a strategic location just off the A16, which links Boston, situated just over 30 miles to the south, with Grimsby about 16 miles to the north east. Lincoln is about 25 miles to the south west.





Google



50 metres

Experian Goad Plan Created: 03/01/2025

Created By: Barker Storey Matthews

For more information on our products and services:

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