



The Woolmart Kidgate Louth LN11 9EZ

Guide Price £115,000

JOHN TAYLORS
EST. 1859

For sale by way of Auction Event on 29th February with SDL Auctions as unconditional with variable fee, A grade II listed, three story historic building having a gross internal area of approximately 4147 sqft (385 sqm) which was originally built as a warehouse and wool market for the Louth Corporation in 1825 for the storage and sale of wool and since 1987 has been used by John Taylors as an auction room, but is now available for sale due to the purchase of new premises at 127, Eastgate, Louth. Please note that the property will be sold with a restrictive covenant prohibiting its use as an auction room. EPC rating D.

Rooms

Location

Louth is an attractive market town with a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two Golf courses, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a designated area of natural beauty and is situated some 25 miles north-east of the city of Lincoln and some 16 miles south of the town of Grimsby. The property is situated close to the retail centre of the town and fronts onto Kidgate with a return frontage to Lee Street and is a mostly residential area but having a J D Wetherspoon directly opposite as well as pedestrian passage way linking Kidgate to Mercer Row and the town's main shopping area.



Description

The property is constructed of solid red brick walls and has a traditional clay pan tile pitch roof. A single storey extension was added in late 1990s by the current owners to provide office accommodation and toilets. The property retains many original features with Historic England stating that it is one of the best preserved storage warehouses into the period of Louth industrial expansion in the late 18th of the early 19th centuries. Although property has been used for many years as an auction room, it has the potential to be used for a number of alternative uses subject to any necessary local authority consents.

Single Storey Ancillary Accommodation

Brick cavity construction with a pitch and pan tile roof. The accommodation comprises of:

Office/Reception

With fitted counter.
16'4" x 9'6" (5m x 2.93m)

Kitchen

With fitted wall and base cupboards, worktops, stainless steel sink and drainer, tiled floor and access to roof space.
9'6" x 8' (2.94m x 2.44m)

Toilets

Separate male and female/disabled WC.

Ware House Accommodation

The original three storey building comprises of:

Ground Floor

With brick and part York flag stones, boarded ceiling (possibly containing asbestos) , power and lighting. Maximum length and minimum width measurements.
72'1" x 18'1" (22m x 5.52m)



First Floor

With access via an external metal staircase and having attractive ceiling beams, exposed largely original floorboards, power and lighting and internal staircase leading to the second floor.

Maximum length and minimum width measurements.

72'1" x 18'1" (22m x 5.54m)

Second Floor

With attractive original roof timbers, largely original floorboards, and lighting. Maximum length measurement.

72'1" x 17'9" (22m x 5.48m)

Outside

Block paved enclosed yard with large automatic timber gates.

Services

The property has mains water, electricity and drainage.

Tenure

The property is freehold.

Non Domestic Rates

According to the on line Valuation List for the 1st of April 2023, the property has the following description and rateable value :

Description: Auction room and premises Rateable value: £9,200

VAT

The property purchase price is not subject to VAT.

Planning

The site and premises has been used for many years as an auction house and is classified as retail . We would advise that any interested parties contact East Lindsey District Council regarding any planning related matters in relation to this property. Tel: 01507 601111. Please note that the adjoining site to the south of the property is in the ownership of John Taylors and has planning permission for a scheme of 5 houses under planning reference N/105/02305/22. The Site is currently for sale and a brochure can be obtained from our website or our office. Full plans and documents are available on East Lindsey District Councils planning portal.



Auction details

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales). Binding contracts of sale will be exchanged at the point of sale. All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply: • 5% deposit (subject to a minimum of £5,000) • Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide. The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property. There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page. This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price and Reserve Price

Guide Price & Reserve Price: Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



GROUND FLOOR
1630 sq.ft. (151.4 sq.m.) approx.



1ST FLOOR
1314 sq.ft. (122.1 sq.m.) approx.



2ND FLOOR
1293 sq.ft. (120.1 sq.m.) approx.



TOTAL FLOOR AREA: 4237 sq.ft. (393.6 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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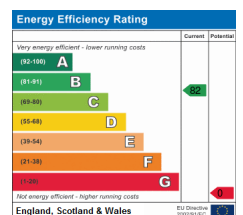
John Taylors

14-16 Cornmarket Louth LN11 9PY

Call: 01507 603648

Web: johntaylors.com

Email: enquiries@johntaylors.com



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.