Lot 25, 19 Market Place, Louth,
Lincolnshire LN11 9PD

For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)



Freehold Town Centre Retail and Development Opportunity

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Property Information

Freehold Town Centre Retail and Development Opportunity

- Comprises shop with separately accessed upper floors
- Attractive Grade II listed building
- Total floor area of approx. 291.50 sq m (3,137 sq ft)
- Immediate asset management opportunities
- Positive pre-application for conversion to 3 x residential flats on the upper floors
- Prominent retail position in historic market town
- Nearby occupiers include Greggs, Costa Coffee, Holland & Barrett (adjacent), WHSmith and Specsavers

Lot
25

Auction
10th December 2026

Vacant Possession

Status
Available

Sector
High Street Retail, Development

Auction Venue
Live Streamed Auction

Location

Miles	16 miles south of Grimsby, 24 miles north-east of Lincoln, 34 miles north of Boston
Roads	A16, A157, A153, A180, M180
Rail	Market Rasen Railway Station, Grimsby Town Railway Station
Air	Humberside Airport

Situation

The property is prominently situated on the east side of Market Place in the heart of Louth town centre. Nearby occupiers include Greggs, Costa Coffee, Holland & Barrett (adjacent), WHSmith and Specsavers, together with a range of independent retailers, cafe's and restaurants.

Tenure

Freehold.

Description

The property comprises a vacant ground floor retail unit with ancillary accommodation on the basement, first, second and third floors.

VAT

VAT is applicable to this lot.

Planning

An initial pre-application enquiry received a positive in-principle response from East Lindsey District Council (ref 02365/25/INC) on 28/07/2025 for the conversion of the upper floors to 3 x residential flats (see legal pack). All enquiries should be made to East Lindsey District Council (https://www.e-lindsey.gov.uk/).

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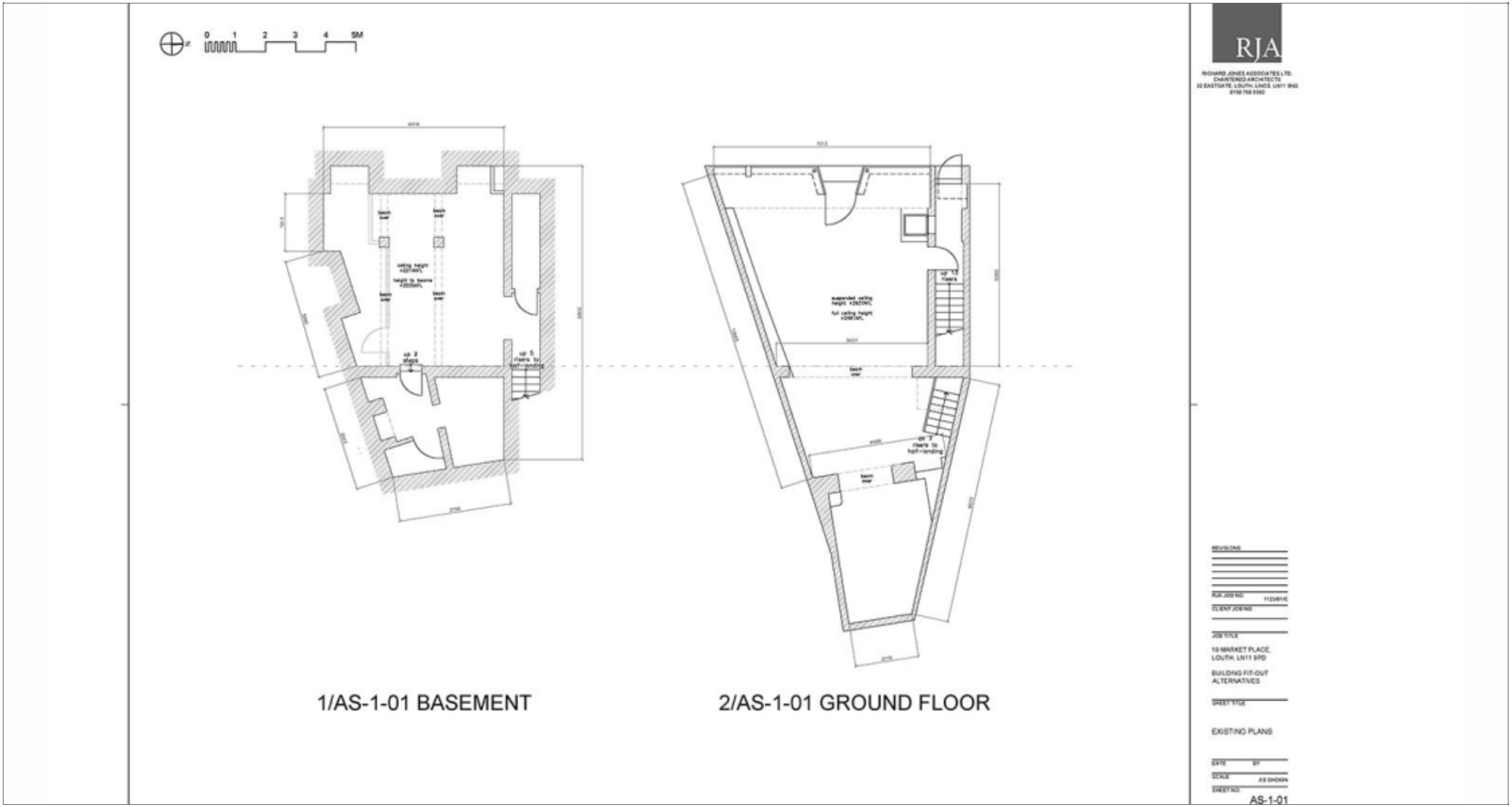
Tenancy & Accommodation

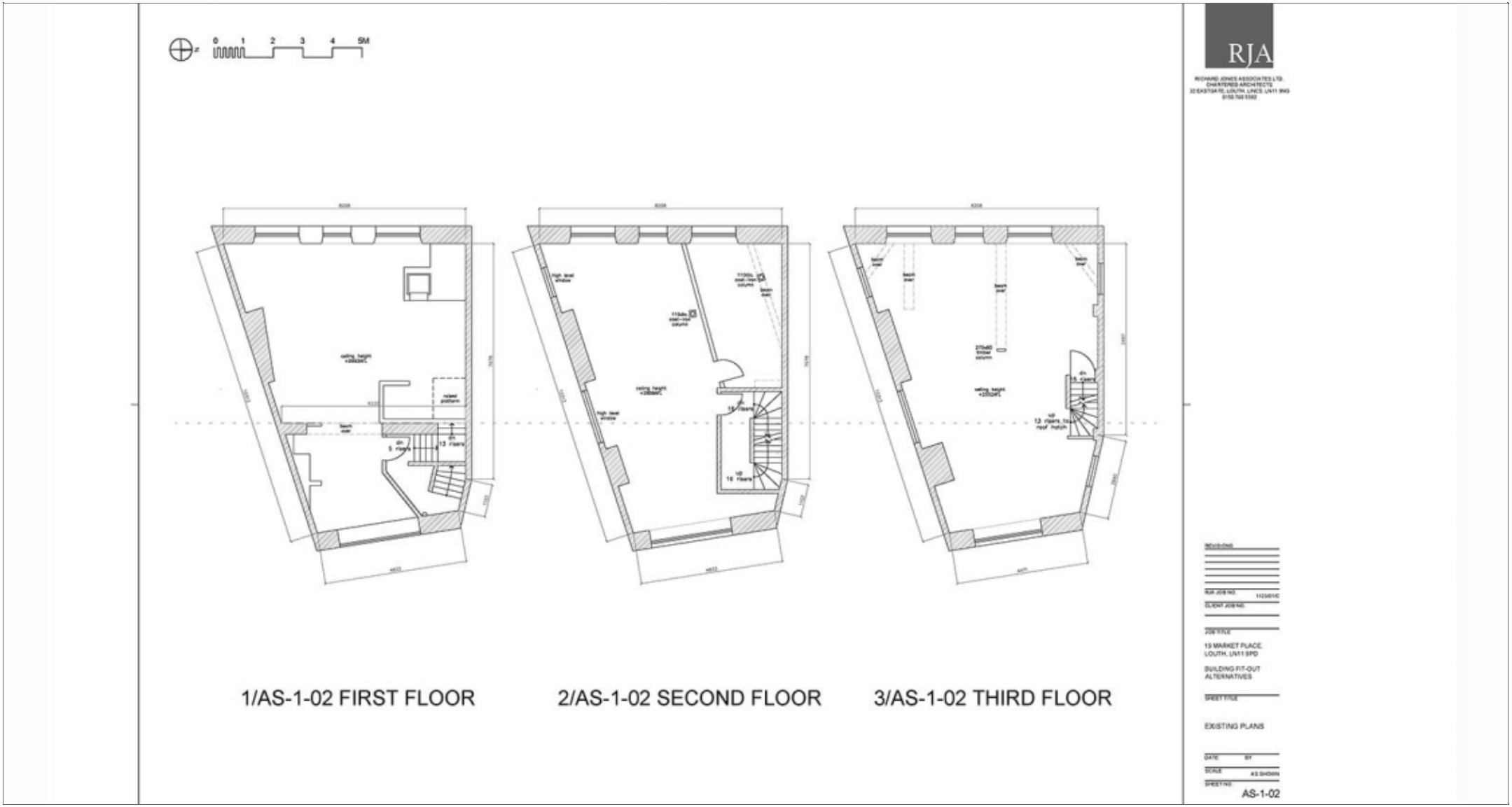
Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Basement	Ancillary	44.70	(481)	VACANT
Ground	Retail	77.00	(829)	
First	Ancillary	53.90	(580)	
Second	Ancillary	58.20	(626)	
Third	Ancillary	57.70	(621)	
Total		**291.50**	**(3,137)**	

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).






0 1 2 3 4 5M
1/AS-1-01 BASEMENT
2/AS-1-01 GROUND FLOOR
RJA
10 MARKET PLACE, LOUTH, LN11 9PD
BUILDING FIT-OUT ALTERNATIVES
EXISTING PLANS
AS-1-01


0 1 2 3 4 5M
RJA
1/AS-1-02 FIRST FLOOR
2/AS-1-02 SECOND FLOOR
3/AS-1-02 THIRD FLOOR
19 MARKET PLACE, LOUTH, LN11 9PD
BUILDING FIT-OUT ALTERNATIVES
EXISTING PLANS
AS-1-02


EASTGATE
NEW STREET
CORNMARKET
MARKET PLACE
QUEEN STREET
MERCER ROW
BUTCHER LANE
UPGATE
NICHOL HILL
LOUTH TOWN HALL
CITIZENS ADVICE BUREAU
YE OLDE WHYTE SWANNE PUB
PEACOCKS
BRITISH HEART FOUNDATION
LAURA'S GREEN LEAVES
REVA BEAUTY
KIRBY & CO INTERIORS
CARD FACTORY
HOT TOWEL BARBERS
YORKSHIRE TRADING COMPANY
ALFREDO LOUNGE
BAR CASTILLEJAR
COBBLES BAR
RED NANA'S CAFE
THE NAIL ROOM OF LOUTH
MOBILITY MENZ
RICHARD JONES ASSOCIATES ARCHITECTS
PREMIUM INKS
MR DIBBLY'S SWEETS
MILA BOUTIQUE
JAN BENNETT MILLINERY
CC'S LINGERIE ROOM
ALL OCCASIONS FLORIST
THE ANTIQUE BUREAU
PARRIS WEALTH MANAGEMENT
DANIELLA'S
ORCHID BOUTIQUE
LOUTH CHIROPRACTIC
JO MALTBY ART
SNIPPETS
RECRUITMENT ROOT2
DELIVERY OFFICE
LOUTH JOBCENTRE
LAKINGS BUTCHER
ROSEWOOD FOOT HEALTH CARE
BEVERLYS CAFE
SOUTH METHODIST CHURCH
PUBLIC CONVENIENCES
NATASHA'S NAILS & BEAUTY
THE DAFFETTER
RIFFS & READS
PETER'S FISH
CHUCK BURGER
THE CONSORTIUM
WHISPERING ICE DRAGON
HALIFAX
MASONS ARMS HOTEL
STEVENS PROPERTY
MCFARLANDS SOLICITORS
BRIDGE
AUGUSTINO ARTISAN
LOVELL EST. AGT.
TINA'S CAFE
GRAPE TREE
SOUTH VISION CENTRE
PENNY PLAIN
CROFTS EST. AGT.
POCKLINGTON'S BAKERY
COSTA COFFEE
LINCOLNSHIRE CO-OP PHARMACY
MAISON DE MUSE
AGE UK
PHONE LINK INTERIORS
HELEN WELLS INTERIORS
GOOD BUY GENERAL STORE
SPECSAVERS OPTICIANS
THE EDINBURGH WOOLLEN MILL
MILLETS
COOPLANDS
LOUTH SOCIAL CLUB
SMITHS BARBER
LINCOLNSHIRE CO-OP TRAVEL
TGJONES
NOTTINGHAM BUILDING SOCIETY
CANCER RESEARCH
HOLLAND & BARRETT
STRIA-CROFT JEWELLERS
THE JEWELLERS WORKSHOP
BABBITS BAKERY
FULLY LOADED
THE PANACEA BAR
CORAL
THE TURK'S HEAD PUB
POMPEII PIZZA
CHEQUERS BOUTIQUE
TURKISH GRILL
SAGE HAIRDRESSING
CAPILLUM SALON
PURE
HSBC BANK
ISTANBUL BARBECUE RESTAURANT
BRIDDLEY OF LOUTH
BACI & CO
THE GAFF
H & J ARTS & CRAFTS
ROSETTA NAIL BAR
PRINCESS
LARDERS COFFEE HOUSE
WOOLLERS & SONS BUTCHER
TORKSHIRE BLDG SOC
NEWSGROUP
MSR
CAFE 61
SPAR
GREGGS
ANDY'S CHILDREN'S HOSPICE SHOP
BARGAIN BUYS
TRESPASS
NERO
CAFFE
BOOTS
TURKISH DELIGHT
50 m
100 m
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Contacts

Acuitus

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Archie Martine
+44 (0)20 7034 4858
+44 (0)7377 803 408
archie.martine@acuitus.co.uk

Seller's Solicitors

Ashfords LLP
Ashford House, Grenadier Road
Exeter
EX1 3LH

Sam James
+44 1392 333683
sa.james@ashfords.co.uk

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2026