



## 40-42 UPGATE LOUTH, LN11 9EX

### TO LET

- Highly Visual Former Salon Premises
- Suitable for a variety of uses, subject to appropriate consents
- Well presented throughout
- Available on a new lease
- Grade II Listed Building
- EPC - C

**RENT: £10,500 Per Annum**



## LOCATION

Louth is a market town of approximately 17,000 people, famous for its thrice weekly market and cattle market. The town centre provides essential services for a large rural area and secondary schools, banks and shopping facilities. The town is famous for its sole proprietor independent retailers, including butchers, bakers and specialist clothing shops, etc. In addition, the town accommodates the main High Street banks and national retailers including Boots, WH Smith, Millets etc. There are 3 supermarkets in the town, being a Co-operative, Morrisons and Aldi.

## ACCOMMODATION

### GROUND FLOOR

#### SALON/RETAIL AREA

4.17m x 10m max



#### KITCHEN

2.3m x 1.5m

#### WC

#### STAIRCASE TO FIRST FLOOR

#### STORAGE/RETAIL AREA

5.93m max x 9.96m max



## SERVICES

Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants should make their own enquiries.

## RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £6,800

Rating Authority - East Lindsey District Council.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs.

## REFERENCES

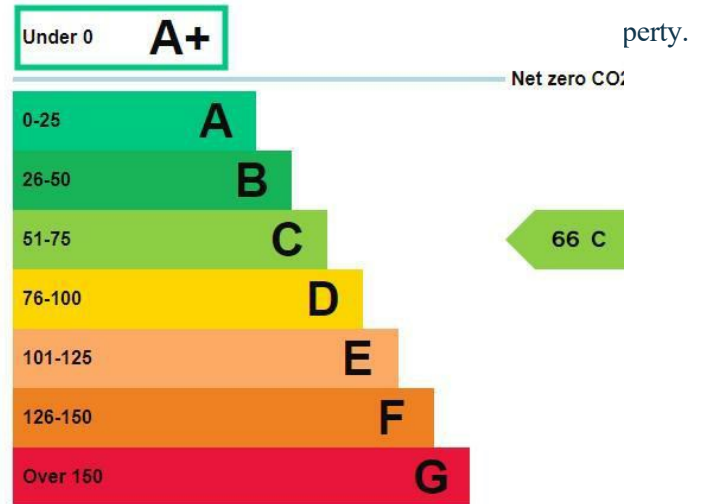
The usual bank, landlord and two trade references will be required.

## VAT

Please note, all prices quoted may be subject to VAT unless stated otherwise.

## ENERGY PERFORMANCE RATING

### VIEWING



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.