



53 ASWELL STREET LOUTH, LN11 9HW

TO LET

- Ground floor retail unit
- Good secondary trading position
- Available from 15th September 2025
- Available on a new lease
- EPC - C

RENT: £6,000 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 the Chemist, WH Smith, Millets etc. There are 3 supermarkets in the town, being a Co-operative, Morrisons and Aldi.

The property is situated on Aswell Street which is a good secondary trading part of the town centre.

ACCOMMODATION

MAIN RETAIL AREA

5.65m max x 6.72m max
With 2 electric radiators.

OFFICE

1.824m x 3.59m
With external door.

SECONDARY RETAIL

2.129m x 3.84m
With electric radiator.

STORAGE

3.935m x 5.291m
With stainless steel sink and drainer, base units and external door.

OUTSIDE

SHARED YARD

TOILET

With wc.

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 - £2,950
Rating Authority - East Lindsey District Council.

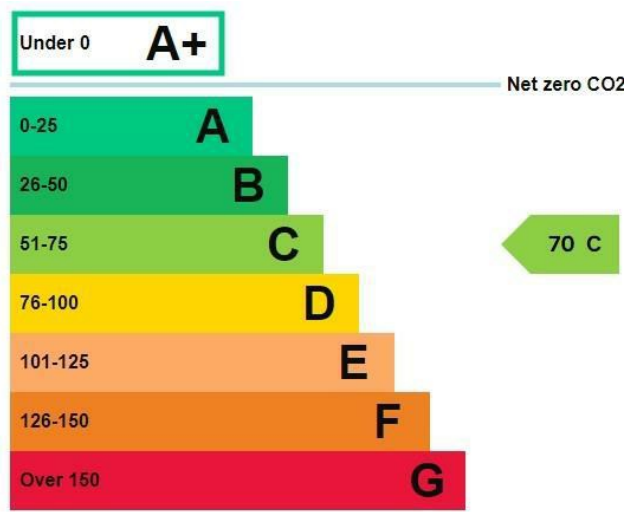
VAT

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

VIEWING

Strictly by appointment with the sole agents, TES Property.

ENERGY PERFORMANCE RATING



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 firms employment has the authority to make or give any representation or warranty in respect of the property.