



## 1 QUEEN STREET LOUTH, LN11 9AU

### TO LET

- Excellently situated in town centre
- Large first and second floor office premises
- 83 sq.m (896 sq.ft) office space
- 38.12 sq.m (410 sq.ft) storage rooms
- Full fire alarm and burglar alarm systems
- Gas heating throughout

**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, Morrison's and Aldi.

## ACCOMMODATION

### GROUND FLOOR ENTRANCE

With entry phone system.

### STAIRCASE TO LANDING AREA

### OFFICE 1

4.57m x 3.44m min with cupboard housing gas boiler, storage cupboard.



### OFFICE 2

2.89m x 4.19m

### OFFICE 3

5.20m x 4.64m

### STAIRCASE TO LANDING

### GENTS TOILET

With low level w.c. and wash basin.

### LADIES TOILET

With two low suite w.c.'s and wash basin.

### OFFICE 4

4.88m x 4.70m

### STORAGE ROOM OFF

5.16m x 4.60m

## STORE ROOM

4.61m x 3.12m overage with fitted counter and storage cupboard.

## LEASE

Available on a new 3 year lease.

## BUSINESS RATES

Enquiry of the VOA website indicates:-

Description - Office and premises

Rateable Value - £8,100 (£7,800 from 1st April 2026)

Rating Authority - East Lindsey District Council on 01507 601111.

## 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.

## LEGAL FEES

We understand that the ingoing tenant will be responsible for the landlord's reasonable legal fees in relation to the letting.

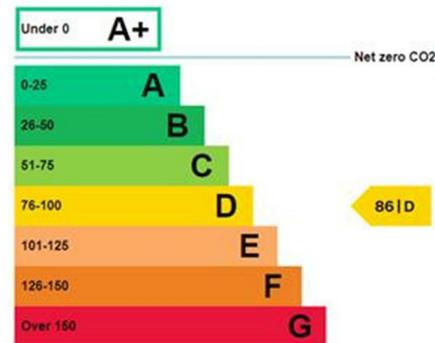
## VAT

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

## VIEWING

Strictly by appointment with the sole agents, TES Property on 01507 601633.

## ENERGY PERFORMANCE RATING



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