



## 58 EASTGATE LOUTH, LN11 9PG

### TO LET

- Ground floor retail premises NIA 91 sq.m/979.5sq.ft
- Highly prominent position
- Excellent frontage to Eastgate
- Available on a new lease
- EPC Rating - B

**RENT: £12,000 Per Annum**

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[www.tes-property.co.uk](http://www.tes-property.co.uk)

## 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.

The property is situated in a highly visual position on Eastgate. The property boasts large display windows and excellent spacious ground floor accommodation.

## ACCOMMODATION

### SHOP AREA

13.71m max x 4.65m max

With excellent frontage to Eastgate.



### GENTS/LADIES/DISABLED TOILET

With low flush w.c, urinal and low-level wash hand basin.

### SERVING KIOSK/OFFICE

2.27m x 2.39m

With timber panelling, serving counter, air-conditioning unit and spotlights.

## KITCHEN

With wall and base units, stainless steel sink and drainer and low level Belfast sink to side cupboard.

## STAFF TOILET

With wash hand basin and w.c.

## STORE

With main fuse board.

## AGENT'S NOTE

This property occupies one of the most prominent positions in the town close to all major retailers.

## 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 - £14,750

Rating Authority - East Lindsey District Council.

## 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.

## VIEWING

Strictly by appointment with the sole agents, TES Property.

## ENERGY PERFORMANCE RATING