



## 64 EASTGATE LOUTH, LN11 9PG

### TO LET

- Ground floor retail/office space
- NIA approx. 142.14sq.m/1530sq.ft
- Prominent town centre position
- High footfall
- Ideal for numerous uses (STC)
- EPC Rating – C

**RENT: £27,000 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.

The former bank premises occupies a prominent position on Eastgate and provides an excellent opportunity in a popular Market Town.

## ACCOMMODATION

### MAIN RETAIL/OFFICE SPACE

8.7m max x 10.8m max



### FORMER SAFE ROOM

5.2m x 2.97m

### GLASS FRONTED OFFICE

3.8m x 3.2m

### STORE

1.5m x 4.7m

### STORE

2.43m x 2.00m

Staircase leading to:

### CLEANER'S CUPBOARD/STORE

1.1m x 2.8m

### TOILETS

2x cubicles with low flush wc's and 2x wash handbasins.

### KITCHEN/STAFF ROOM

4.9m x 3.06m with stainless steel sink and drainer, wall, base and drawer units.

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.

## HALLWAY

With exit door to the rear of the property.

## BUSINESS RATES

Enquiry of the VOA website indicates:-

Description - Bank and premises

Rateable Value - £28,250

Rating Authority - East Lindsey District Council on 01507 601111.

The rating is for the whole building and may be reinspected on occupation.

## 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.

## LEASE TERMS

Available on a new lease for the ground floor only on terms to be negotiated.

## LEGAL FEES

Each party will be responsible for their own legal costs incurred in the transaction.

## 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

