



## 32-34 MERCER ROW LOUTH, LN11 9JQ

### TO LET

- Prime Retail Premises Arranged Over 3 Floors
- Approx. 332.40 sq.m / 3578 sq.ft
- Grade II Listed Building
- Available to let on a new FRI lease
- EPC Rating: D

**RENT: £25,000 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.

DESCRIPTION

The property is a substantial mid-terrace, double-fronted retail unit in a prime town centre location. Positioned close to the Market Place, this Grade II Listed building benefits from proximity to national retailers including Caffè Nero, Boots, Holland & Barrett, and Greggs.

ACCOMODATION

GROUND FLOOR

RETAIL AREA

121.30 sq.m / 1306 sq.ft

STORAGE

39.70 sq.m / 427 sq.ft

FIRST FLOOR

STORAGE/STAFF AREA

86.20 sq.m / 928 sq.ft

SECOND FLOOR

STORAGE

85.20 sq.m / 917 sq.ft

AGENT'S NOTE

The agent has not inspected the property and measurements have been taken from our joint agent's particulars for reference.

SERVICES

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

RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £22,500

Rating Authority - East Lindsey District Council.

TENURE

The property is available to let by way of a new Full Repairing and Insuring Lease, for a term of 5 years or multiples thereof, subject to 5 yearly rent reviews.

VAT

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

LEGAL COSTS

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

VIEWING

Strictly by appointment with the agents, TES Property or joint agent, Eddisons.

ENERGY PERFORMANCE RATING  
D



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.