



## 21 MARKET PLACE LOUTH, LN11 9PD

### TO LET

- Located in a high footfall position
- Close to National Retailers including WH Smith and Holland and Barrett
- Retail/Office Space over 3 floors with storage
- Excellent display frontage
- Available on a new lease
- EPC - C (75)

**RENT: £10,000 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 property occupies a prime position within the Market Place, benefiting from high footfall and close proximity to both national retailers and local independent businesses. Its prominent frontage offers excellent visibility in one of Louth's key commercial locations.

GROUND FLOOR

RETAIL AREA

3.167m (min)/3.35m (max) x 4.86m



OFFICE

2.416m x 1.875m  
With air conditioning unit.

TOILET

With w.c and wash hand basin.

FIRST FLOOR

OFFICE

3.19m (min)/3.578m (max) x 5.675m  
With air conditioning unit.

STORAGE CORRIDOR

1.18m x 3.22m

SECOND FLOOR

KITCHEN

3.17m x 2.49m (min)/2.84m (max)  
With electric radiators and 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

STORAGE

3.04m x 4.19m

STORE

1.35m x 2.23m

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 - £9,300  
Rating Authority - East Lindsey District Council.

VAT

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

ENERGY PERFORMANCE RATING

