



## 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.

## 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 (10,500 from 1st April 2026)

Rating Authority - East Lindsey District Council.

## 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.

## REFERENCES

The usual bank, landlord and two trade references will be required.

## VIEWING

Strictly by appointment with the sole agents, TES Property. Viewings will be available from 29th July 2025 and can be booked in advance through TES Property.

## ENERGY PERFORMANCE RATING

