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

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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, Morrisons 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.

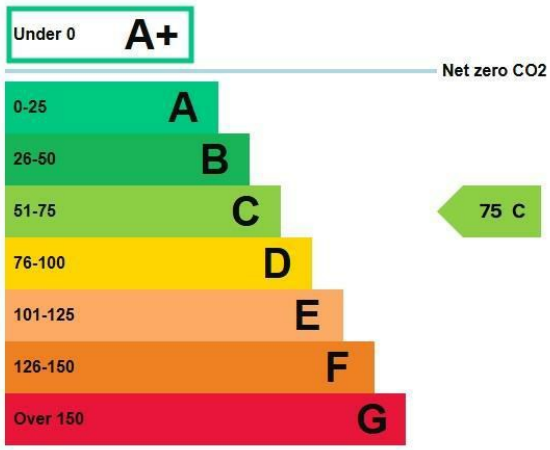
VAT
Please note, all prices quoted may be subject to VAT unless stated otherwise.

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



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