



## 103 EASTGATE LOUTH, LN11 9PL

### TO LET

- Retail premises arranged over 2 floors
- Prominent corner position at Eastgate and Northgate
- Close to established independent and national retailers
- Versatile layout suitable for a range of uses, subject to relevant consents
- First floor ancillary rooms providing storage, office, or staff facilities
- Available on a new lease
- Grade II Listed Property
- EPC Rating: C

**RENT: £11,000 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. Planning consent has recently been granted for a new Tesco Superstore in Louth.

The property benefits from a highly prominent corner position at the junction of Eastgate and Northgate, offering excellent street frontage and visibility. Situated within Louth's primary retail area and close to a mix of independent and national retailers, including the recently opened B&M discount store, the location benefits from high footfall and strong passing trade.

## ACCOMMODATION

### GROUND FLOOR

#### RETAIL AREA

4.32m max x 5.25m max  
2.75m x 4.504m max



#### STORAGE

3.39m max x 3.23m max

### FIRST FLOOR

#### ROOM 1

5.00m x 4.497m max



### ROOM 2

2.95m x 2.35m

### ROOM 3

2.49m x 2.73m min (3.186m max)

### KITCHEN

1.78m x 2.856m

With stainless steel sink and drainer.

### WC

### SERVICES

Some 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 - £7,500 (£8,600 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.

### ENERGY PERFORMANCE RATING

