



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
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.

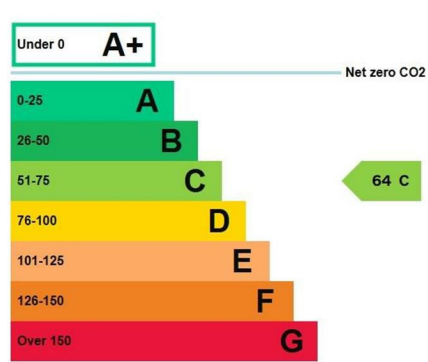
REFERENCES

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

VIEWING

Strictly by appointment with the sole agents, TES Property.

ENERGY PERFORMANCE RATING



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