



## 56 UPGATE LOUTH, LN11 9JN

### TO LET

- Ground floor retail premises
- Prominent position on a main route through Louth
- Excellent pedestrian and vehicular visibility
- Suitable for a variety of uses, subject to appropriate consents
- Available on a new lease
- EPC Rating – C

**RENT: £5,500 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 prominent position on Upgate, one of the main routes through Louth, benefitting from high levels of pedestrian and vehicular visibility. It lies within easy walking distance of the Market Place and the town's principal shopping areas, which include a variety of independent specialist retailers and local services.

## ACCOMMODATION

### GROUND FLOOR

#### RETAIL AREA

7.19m max x 5.05m max

Currently laid out to comprise display units and counter.

#### STORAGE

7.44m max x 2.68m max

With door to side, safe, stainless steel sink and drainer, and fixed shelving units.

#### TOILET

With w.c. and wash hand basin.

#### 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 - £4,300 (£5,000 from 1st April 2026)

Rating Authority - East Lindsey District Council.

## 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.

## VAT

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

## VIEWING

Strictly by appointment with the sole agents, TES Property.

## ENERGY PERFORMANCE RATING

