



## 8 VICKERS LANE LOUTH, LN11 9PJ

### TO LET

- Self-contained lock-up shop unit
- Sales area approx. 350sq.ft.
- Situated in a central position close to the town centre
- Busy thoroughfare linking the Co-Operative supermarket & Post Office to the town centre
- Business start-up opportunity - flexible terms
- Available from March 2026
- EPC Rating - C

**RENT: £6,000 Per Annum**

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[www.tes-property.co.uk](http://www.tes-property.co.uk)

## 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.

A centrally located shop unit with attractive shop front, situated in a busy thoroughfare running from the town centre and through to the main Post Office and Co-Operative supermarket, together with its shoppers' car park.

## ACCOMMODATION

### FRONTAGE

6.05m

### SHOP

6.16m x 5.24m

### REAR KITCHENETTE

With sink and water heater over.

### WC

## RENT

£6,600 per annum

## RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £5,300 (£5,800 from 1st April 2026)

Rating Authority - East Lindsey District Council.

## SERVICES

Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants should make their own enquiries.

## REFERENCES

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

## LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs.

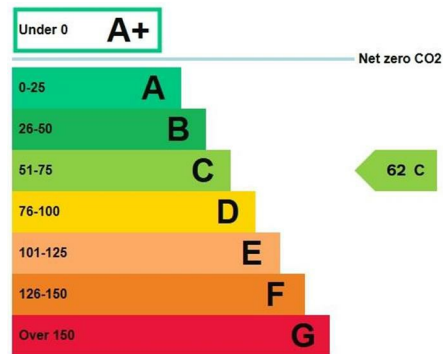
## VAT

All prices quoted are exclusive of VAT unless stated otherwise.

## VIEWING

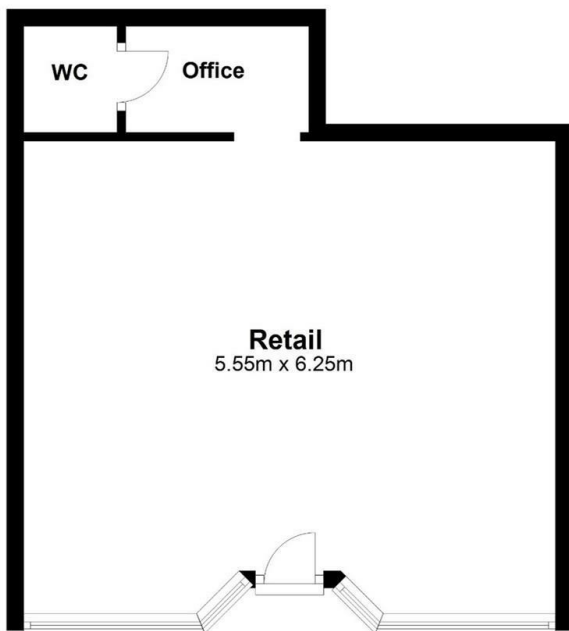
Strictly by appointment with the sole agents, TES Property.

## ENERGY PERFORMANCE RATING



### Ground Floor

Approx. 38.4 sq. metres



Total area: approx. 38.4 sq. metres

Floor Plan is for illustration purposes only: Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproprrty.net) Plan produced using PlanUp.

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