



62 EASTGATE LOUTH, LN11 9PG

TO LET

- Prominent retail premises in central Louth
- Excellent town centre position with strong pedestrian footfall
- Shop NIA of approx. 36.6sq.m/394sq.ft
- Located on Eastgate, one of the town's principal retailing streets
- Situated amongst national and independent retailers
- Well-presented ground floor sales area with display frontage
- Ancillary storage across ground and first floors
- Available on a new lease
- EPC Rating - TBC

RENT: £12,000 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.

The property is situated in a prominent position on Eastgate, a well-established retailing thoroughfare in Louth, benefiting from strong footfall and a mix of nearby independent and national retailers.

ACCOMMODATION

GROUND FLOOR

MAIN RETAIL AREA

10.47m max x 3.5m max

With air conditioning cassette and display window of 2.29m in width.



REAR STORE

3.83m max x 3.99m

With staircase to first floor and dumbwaiter.

FIRST FLOOR

LANDING

With fire escape to the rear of the property.

KITCHEN

2.135m x 2.95m

With stainless steel sink drainer.

TOILET

With basin and WC.

STORE ROOM 1

4.435m x 4.179m

With staircase to attic.

STORE ROOM 2

2.53m x 1.82m

STORE ROOM 3

3.65m x 3.78m

BUSINESS RATES

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £12,000

Rating Authority - East Lindsey District Council on 01507 601111.

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.

LEASE

The property is available To Let by way of a new lease on terms to be negotiated.

LEGAL FEES

We understand that the ingoing tenant will be responsible for the landlord's reasonable legal fees in relation the letting.

VAT

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

VIEWING

Strictly by appointment with the sole agents, TES Property on 01507 601633.

ENERGY PERFORMANCE RATING

To be confirmed.