



JAMES STREET LOUTH, LN11 0JW

TO LET

- Former veterinary practice with flexible accommodation
- Approx. 95 sqm
- Close to town centre
- Established mixed commercial and residential area
- On-site parking
- Gas central heating
- Suitable for a variety of uses, subject to consents
- Available on a new lease
- EPC Rating - C

RENT: £7,000 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 on James Street, within an established mixed commercial and residential area a short distance from Louth town centre. The location provides good access to the town’s amenities and is well suited to a range of commercial, professional or service-based uses, subject to the necessary consents.

ACCOMMODATION

RECEPTION AREA

4.83m x 5.73m max



ROOM 1

3.62m x 2.07m + 1.46m x 0.87m

WC

ROOM 2

2.10m max x 4.21m max

ROOM 3

1.85m x 1.98m

ROOM 4

4.53m max x 4.35m max

ROOM 5

3.46m max x 2.65m max

STORE

1.39m x 1.39m

ROOM 6

2.3m max x 1.96m max

STORE

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 - Veterinary surgery and premises
Rateable Value - £14,500
Rating Authority - East Lindsey District Council.

LEGAL COSTS

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

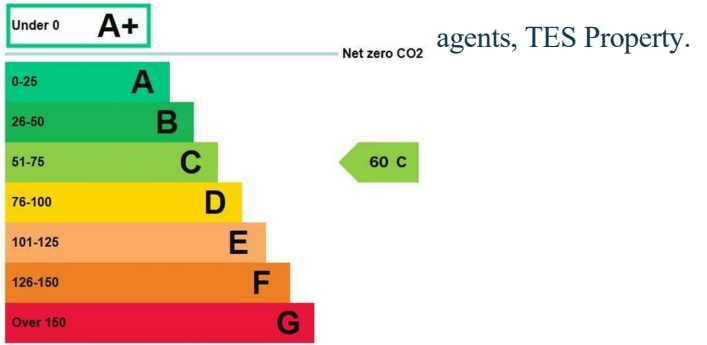
REFERENCES

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.

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 in this firms employment has the authority to make or give any representation or warranty in respect of the property.